

LOT 38
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

WOODARD CHRISTINE/DECELLES BERNARD
75832 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,339	117.6980	106.22	248,449	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 2027													BUILDING MARKET VALUE 248,449									
Interior Wall	05	DRYWALL 100	HX Base Yr 2022													TOTAL MARKET OB/XF VALUE 12,182									
Interior Floo	11	CLAY TILE 70														TOTAL LAND VALUE - MARKET 65,000									
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE 325,631									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 39,706									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 285,925									
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	3	100	BASE TAXABLE VALUE 235,925													TOTAL JUST VALUE 325,631									
Frame	02	WOOD FRAME 100	NCON VALUE 0													INCOME VALUE									
Stories	1.	1. 100	TOTALS 2,871 2,339 248,449													PREVIOUS YEAR MKT VALUE 277,597									
Units	0	100																							
Occupancy	00	NONE 100																							
Quality 03 Quality Level 03																									
DOR CODE 0100 SINGLE FAMILY																									
MAP NUM MKT AREA 05																									
NEIGHBORHOOD/LOC 5020.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,027	100	2,027	215,308																					
FGR	420	55	231	24,537																					
FOP	25	30	8	850																					
FSP	152	40	61	6,479																					
PTO	247	5	12	1,275																					
EXTRA FEATURES					75832 SPOONBILL LN, YULEE																				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1	0855	CONC PAVER	0 100	0 0	624.00	SF	10.00	10.00	100	2021	2021	3	100	6,240											
2	0462	ST/AL FNC	0 100	24 6	576.00	SF	10.00	10.00	100	2021	2021	3	98	5,645											
3	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297											
BUILDING NOTES																									
BUILDING DIMENSIONS																									
PTO=[YR=2021] U2 L9 D2 L10 S12 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S09 E5 S12 E14 N59 FSP=[YR=2021] N8 W19 S8 E19\$ W19 N8\$ E19 N12\$.																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000135	C	SFR CNSVTN	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								
REVIEW DATE 10/13/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									