LOT 39
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MURPHY KELLY CHRISTINA/
75824 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0039-0000

BUILDING CHARACTERISTICS

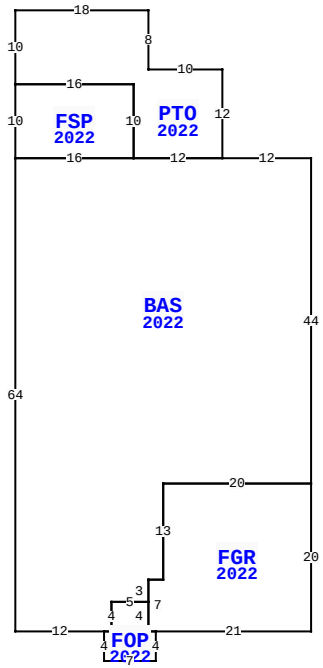
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,126	100	2,126	210,984
FGR	414	55	228	22,627
FOP	48	30	14	1,389
FSP	160	40	64	6,351
PTO	320	5	16	1,588
TOTALS	3,068		2,448	242,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	109.9560	99.24	242,940	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2126 HX Base Yr 2023



75824 SPOONBILL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,940
TOTAL MARKET OB/XF VALUE		5,470
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,410
SOH/AGL Deduction		0
ASSESSED VALUE		313,410
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,410
TOTAL JUST VALUE		313,410
NCON VALUE		248,410
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000816	CO ISSUED	0	02/08/2022
21001826	NEW CONSTR	288,140	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1924	4/24/2023	LE	U	I	11	100
GRANTOR: MURPHY KELLY CHRISTIN						
GRANTEE: MURPHY'S LAW TRUST						
2540/1646	2/18/2022	SW	Q	I	01	360,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY KELLY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N12 W10 N8 W18 S10 E16 S10 E12$ W12 FSP=[YR=2022] N10 W16 S10 E16$ W16 S64 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7 E1$ W1 N4 W5 S4 W1$ E1 N4 E5 N3 E2 N13 E20 N44$.

EXTRA FEATURES

LN	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	547.00	SF	10.00	10.00	100	2022	2022	3	100	5,470	

LAND DESCRIPTION

TOTAL OB/XF 5,470

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 03/29/2022 BY HS Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS