LOT 41
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BEAZLEY CHELSEA CANTRELL & REN MONTGOMERY
75808 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0041-0000

BUILDING CHARACTERISTICS

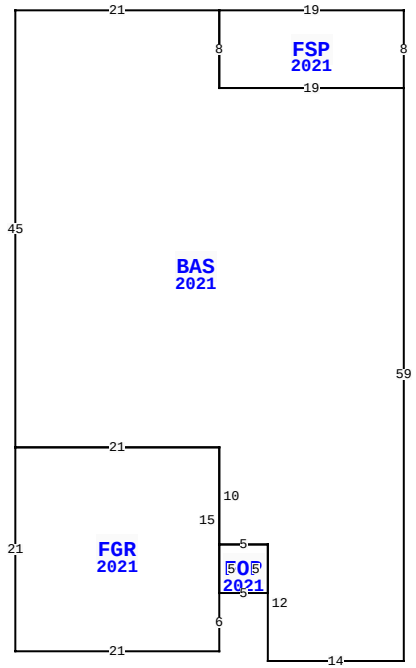
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,006	100	2,006	200,199
FGR	441	55	243	24,252
FOP	25	30	8	799
FSP	152	40	61	6,088
TOTALS	2,624		2,318	231,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	110.6420	99.85	231,452	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2006 HX Base Yr 2022



75808 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		231,336
TOTAL MARKET OB/XF VALUE		8,880
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,216
SOH/AGL Deduction		35,213
ASSESSED VALUE		270,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,003
TOTAL JUST VALUE		305,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010591	CO ISSUED	0	04/20/2021
20010591	NEW CONSTR	273,052	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0139	4/28/2021	SW	Q	I	01	313,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BEAZLEY CHELSEA CAN						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W19 BAS=[YR=2021] W21 S45 FGR=[YR=2021] S21 E21 N6 FOP=[YR=2021] E5 N5 W5 S5$ N15 W21$ E21 S10 E5 S12 E14 N59 W19 N8$ S8 E19 N8$.

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	888.00	SF	10.00	10.00	100	2021	2021	3	100	8,880	

LAND DESCRIPTION

TOTAL OB/XF 8,880

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 05/05/2021 BY KBJH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS