LOT 42
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JAMES PETER A & ADRIANA DA VEIGA
75800 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0042-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

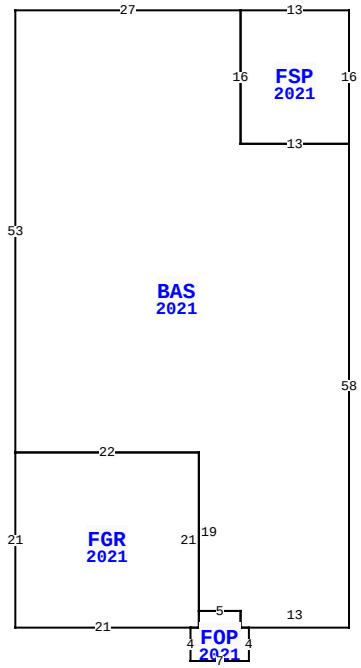
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	233,882
FGR	462	55	254	26,055
FOP	38	30	11	1,128
FSP	208	40	83	8,514
TOTALS	2,988		2,628	269,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	113.6640	102.58	269,580	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



75800 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		269,580
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,160
SOH/AGL Deduction		39,729
ASSESSED VALUE		301,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,431
TOTAL JUST VALUE		341,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011901	CO ISSUED	0	07/22/2021
20011901	NEW CONSTR	308,430	12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0977	7/29/2021	SW	Q	I	01	339,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JAMES PETER A & ADR						
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] W13 BAS=[YR=2021] W27 S53 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S4 E7 N4 W1 N2 W5 S2 W1$ E1 N21 W22$ E22 S19 E5 S2 E13 N58 W13 N16$ S16 E13 N16$.

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	658.00	SF	10.00	10.00	100	2021	2021	3	100	6,580	

LAND DESCRIPTION

TOTAL OB/XF 6,580

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 10/05/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS