LOT 44
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MITCHELL STEVEN R & MIRANDA E
75780 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0044-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

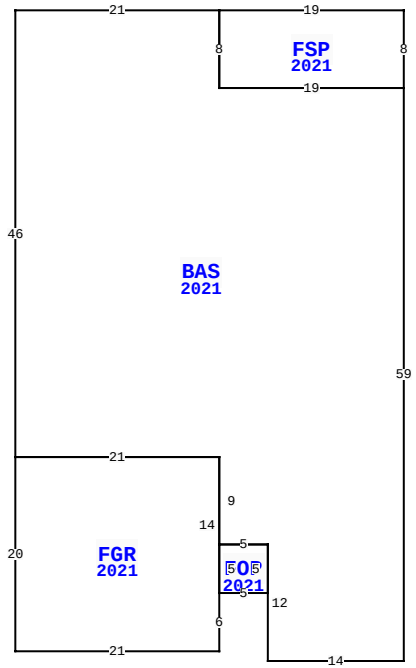
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	216,822
FGR	420	55	231	24,710
FOP	25	30	8	856
FSP	152	40	61	6,525
TOTALS	2,624		2,327	248,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	118.5800	107.02	249,036	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2027 HX Base Yr 2022



75780 SPOONBILL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,911
TOTAL MARKET OB/XF VALUE		10,180
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,091
SOH/AGL Deduction		38,321
ASSESSED VALUE		285,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,770
TOTAL JUST VALUE		324,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011414	CO ISSUED	0	07/23/2021
20011414	NEW CONSTR	273,052	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2489/1719	8/20/2021	SW	Q	I	01	320,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MITCHELL STEVEN R &						
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 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5$ N14 W21$ E21 S9 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	1,018.00	SF	10.00	10.00	100	2021	2021	3	100	10,180	

LAND DESCRIPTION

TOTAL OB/XF 10,180

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS