LOT 45
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

TOWNSEND DAWN L & WILLIAM S
75772 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0045-0000

BUILDING CHARACTERISTICS

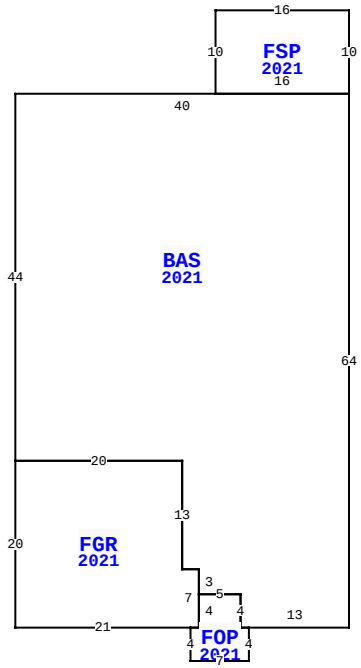
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	218,298
FGR	414	55	228	23,411
FOP	48	30	14	1,438
FSP	160	40	64	6,572
TOTALS	2,748		2,432	249,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	113.7780	102.68	249,718	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2126 HX Base Yr 2022



75772 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		249,718
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		320,158
SOH/AGL Deduction		90,967
ASSESSED VALUE		229,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,191
TOTAL JUST VALUE		320,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010771	CO ISSUED	0	04/20/2021
20010771	NEW CONSTR	285,293	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0407	4/29/2021	SW	Q	I	01	313,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TOWNSEND DAWN LAHMA						
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] N10 W16 S10 E16$ BAS=[YR=2021] W40 S44
FGR=[YR=2021] S20 E21 FOP=[YR=2021] S4 E7 N4 W1 N4 W5 S4 W1$
E1 N7 W2 N13 W20$ E20 S13 E2 S3 E5 S4 E13 N64$.

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	544.00	SF	10.00	10.00	100	2021	2021	3	100	5,440	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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 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