

LOT 47
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LISTON WENDY J & JAMES M
75756 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,139	100	2,139	212,745
FGR	401	55	221	21,981
FOP	115	30	34	3,382
FSP	160	40	64	6,365
TOTALS	2,815		2,458	244,473

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	545.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	50.00	120.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,458	110.2080	99.46	244,473	2021	2021	0	0	0	0.00	100.00	

1 SINGLE FAM - 0% - 0

Heated Area: 2139

HX Base Yr

Floor plan diagram showing three rooms: FSP 2021 (top left), BAS 2021 (center), and FOP 2021 (bottom left). Dimensions are provided for each room and the overall layout.

Room Dimensions:

- FSP 2021: 16' x 10'
- BAS 2021: 24' x 44'
- FOP 2021: 13' x 5'

Overall Dimensions:

- Top: 16'
- Left: 64'
- Right: 29'
- Bottom: 19'

BLD DATE

LGL DATE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,473	
TOTAL MARKET OB/XF VALUE		5,450	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		314,923	
SOH/AGL Deduction		16,549	
ASSESSED VALUE		298,374	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		298,374	
TOTAL JUST VALUE		314,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007266	CO ISSUED	0	12/28/2021
21007266	NEW CONSTR	305,452	06/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1971	12/30/2021	SW	Q	I	02	355,100	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: LISTON WENDY J & JA							
2394/1755	9/23/2020	SW	Q	V	05	2,397,400	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 FSP=[YR=2021] N10 W16 S10 E16\$ W16 S64 FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E21 N20 W19 S13 W3 S7 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N3 E3 N13 E19 N44\$.									