LOT 49
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KELLY ABBEY MICHELLE REV LIVING TRUST/KELLY ABBEY
75740 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0049-0000

BUILDING CHARACTERISTICS

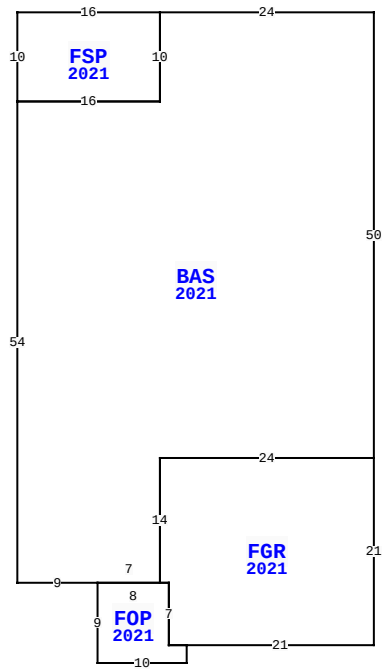
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,064	100	2,064	216,864
FGR	497	55	273	28,684
FOP	76	30	23	2,417
FSP	160	40	64	6,724
TOTALS	2,797		2,424	254,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	116.4240	105.07	254,690	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2064 HX Base Yr 2023



75740 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		254,690
TOTAL MARKET OB/XF VALUE		6,570
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		326,260
SOH/AGL Deduction		57,020
ASSESSED VALUE		269,240
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,240
TOTAL JUST VALUE		326,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005632	CO ISSUED	0	01/12/2022
21005632	NEW CONSTR	298,302	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1112	3/29/2023	SW	U	I	11	100
GRANTOR: KELLY ABBEY MICHELLE						
GRANTEE: KELLY ABBEY MICHELL						
2531/0749	1/20/2022	SW	Q	I	01	335,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KELLY ABBEY MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FSP=[YR=2021] W16 S10 E16 N10$ S10 W16 S54 E9 FOP=[YR=2021] S9 E10 N2 FGR=[YR=2021] E21 N21 W24 S14 E1 S7 E2$ W2 N7 W8 $ E7 N14 E24 N50$.

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	657.00	SF	10.00	10.00	100	2021	2021	3	100	6,570	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS