LOT 52
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ARCHIE TERESA L & CREIGHTON L
75712 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0052-0000

BUILDING CHARACTERISTICS

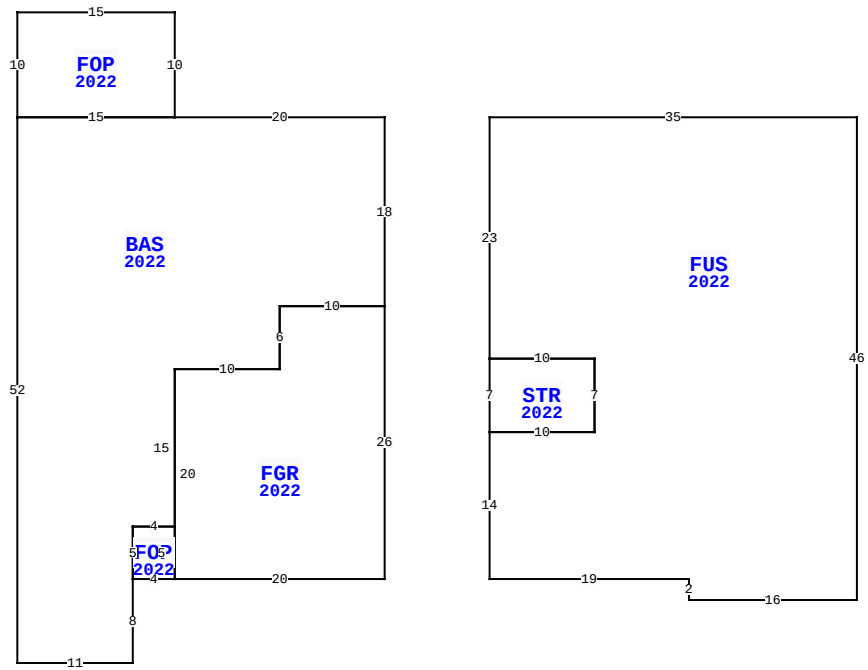
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,148	100	1,148	107,131
FGR	460	55	253	23,610
FOP	20	30	6	560
FOP	150	30	45	4,199
FUS	1,502	100	1,502	140,167
STR	70	10	7	653
TOTALS	3,350		2,961	276,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	103.4000	93.32	276,321	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2650 HX Base Yr



75712 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		276,321
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		357,521
SOH/AGL Deduction		0
ASSESSED VALUE		357,521
TOTAL EXEMPTION VALUE	13	357,521
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		357,521
NCON VALUE		292,521
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112930	CO ISSUED	0	06/30/2022
21012930	NEW CONSTR	374,006	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1026	6/30/2022	SW	Q	I	01	435,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ARCHIE TERESA L & C						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S6 W10 S20$ N5 W4 S5$ N5 E4 N15 E10 N6 E10 N18$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N14 STR=[YR=2022] N7 E10 S7 W10 $ E10 N7 W10 N23$ W10$.

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	720.00	SF	10.00	10.00	100	2022	2022	3	100	7,200	
2	0462	ST/AL FNC	0	100	168	0	840.00	SF	10.00	10.00	100	2022	2022	3	100	8,400	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	000134	C	SFR POND	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 09/21/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS