

LOT 53
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

NELSON IVAN VISHAAL & GISELLE SANTOS
75704 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0053-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,811	100	1,811	176,192
FGR	486	55	267	25,976
FOP	57	30	17	1,654
FOP	171	30	51	4,962
TOTALS	2,525		2,146	208,784

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		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
0100	01	2,146	107.8000	97.29	208,784	2022	2022	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 1811									
HX Base Yr 2023									

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

TOTAL OB/XF									
3,494									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
208,784									
TOTAL MARKET OB/XF VALUE									
3,494									
TOTAL LAND VALUE - MARKET									
65,000									
TOTAL MARKET VALUE									
277,278									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
277,278									
TOTAL EXEMPTION VALUE									
HX HB XM									
50,000									
BASE TAXABLE VALUE									
227,278									
TOTAL JUST VALUE									
277,278									
NCON VALUE									
212,278									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112714	CO ISSUED	0	09/12/2022
B2112714	NEW CONSTR	267,252	09/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0421	9/14/2022	SW	Q	I	01	401,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NELSON IVAN VISHAAL						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N26 W11 S6 W10 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E10 N6 E11 N44\$.									