

LOT 54
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BERTACCHI ELEONORA/BERTACCHI ANNAMARIA ET AL
75696 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0054-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,357	109.9560	99.24	233,909	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2039									
Roof Cover	03	COMP SHNGL 100	FSP 2022													HX Base Yr 2023									
Interior Wall	05	DRYWALL 100	BAS 2022																						
Interior Floo	13	LVT/LAMNT 60	FGR 2022																						
Interior Floo	14	CARPET 40	FOP 2022																						
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	2,039	100	2,039	202,350																					
FGR	441	55	243	24,115																					
FOP	38	30	11	1,092																					
FSP	160	40	64	6,351																					
TOTALS			2,678	2,357	233,909																				
EXTRA FEATURES			75696 SPOONBILL LN, YULEE																						
L N	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	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																									