LOT 55
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

PARRISH JANET MARIE
75688 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0055-0000

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 100
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

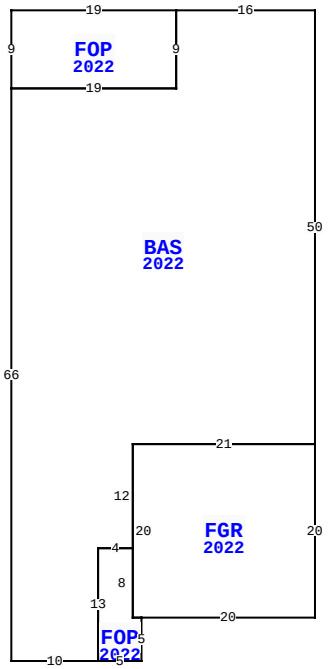
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	189,258
FGR	420	55	231	23,292
FOP	57	30	17	1,714
FOP	171	30	51	5,142
TOTALS	2,525		2,176	219,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	111.7200	100.83	219,406	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1877 HX Base Yr 2023



75688 SPOONBILL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,406
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		287,880
SOH/AGL Deduction		33,174
ASSESSED VALUE		254,706
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,706
TOTAL JUST VALUE		287,880
NCON VALUE		222,880
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011974	CO ISSUED	0	09/12/2022
21011974	NEW CONSTR	272,662	09/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1211	9/28/2022	SW	Q	I	01	394,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PARRISH JANET MARIE						
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] W16 FOP=[YR=2022] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E21 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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2022	2022	3	100	3,474	

LAND DESCRIPTION

TOTAL OB/XF 3,474

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