

LOT 59
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LONGACRE H JOHN III & SAMANTHA L
75656 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0059-0000



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		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	2,075	100	2,075	201,358
FGR	528	55	290	28,142
FOP	148	30	44	4,270
FSP	144	40	58	5,628
TOTALS	2,895		2,467	239,398

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	50.00	120.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,467	107.5200	97.04	239,398	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023													
Heated Area: 2075													
HX Base Yr 2023													
The diagram shows a property layout with the following areas and dimensions: FSP 2022: A small rectangular area at the top left with dimensions 16 (width) and 9 (height). BAS 2022: A large rectangular area in the center with dimensions 24 (width) and 46 (height). FGR 2022: A rectangular area at the bottom right with dimensions 22 (width) and 24 (height). FOP 2022: A small rectangular area at the bottom left with dimensions 13 (width) and 6 (height). Other dimensions shown include 107 (total width), 60 (total height), and various smaller segments like 16, 9, 24, 46, 22, 24, 13, 6, 19, 5, 8, 7, 21, 24, 16, 5, 19, 13, 6,													

TOTAL OB/XF 3,411													
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
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2022	2022	3 100

TOTAL OB/XF 3,411													
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
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2022	2022	3 100

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			239,398
TOTAL MARKET OB/XF VALUE			3,411
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			307,809
SOH/AGL Deduction			0
ASSESSED VALUE			307,809
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			257,809
TOTAL JUST VALUE			307,809
NCON VALUE			242,809
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2111380	CO ISSUED	0	06/17/2022
21011380	NEW CONSTR	305,597	08/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/0535	8/29/2022	QC	U	I	11	100	
GRANTOR: LONGACRE H JOHN III &							
GRANTEE: LONGACRE H JOHN III							
2575/0127	6/17/2022	SW	Q	I	02	440,400	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: LONGACRE H JOHN III							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S9 E16 N9\$ S9 W16 S60 FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N24 W22 S24 E1\$ W1 N8 W5 S7 W13\$ E13 N7 E5 N16 E22 N46\$.													