

LOT 63
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BOWMAN JAMES T & GAIL D
75624 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0063-0000



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	2,069	114.1700	103.04	213,190	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1601														
Roof Cover	03	COMP SHNGL 100	FSP 2022													HX Base Yr 2023														
Interior Wall	05	DRYWALL 100	BAS 2022																											
Interior Floo	11	CLAY TILE 50	FGR 2022																											
Interior Floo	14	CARPET 50	FOP 2022																											
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	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	1,601	100	1,601	164,967																										
FGR	581	55	320	32,973																										
FOP	28	30	8	824																										
FSP	350	40	140	14,426																										
TOTALS			2,560	2,069	213,190																									
EXTRA FEATURES			75624 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	640.00	SF	5.20	5.20	100	2022	2022	3	100	3,328															
BUILDING NOTES																														
BUILDING DIMENSIONS																														
FSP=[YR=2022] W35 S10 BAS=[YR=2022] S66 E10 N4 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N35 W10 S14 W11 S21 \$ N7 W4 S7\$ N7 E4 N14 E11 N14 E10 N27 W35\$ E35 N10\$.																														
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	000135	C	SFR CNSVTN	100		PUD	60.00	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																														