

LOT 64
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ZIESCHANG DOUGLAS R/SMITHE DENISE M
75621 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0064-0000



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										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,308	110.7400	99.94	230,662	2022	2022	0	0	0.00	100.00											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1877									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
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	1,877	100	1,877	187,587																					
FGR	630	55	346	34,579																					
FOP	57	30	17	1,699																					
FSP	171	40	68	6,796																					
TOTALS			2,735	2,308	230,662																				
EXTRA FEATURES			75621 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	0812	CONCRETE C	0 100	0	0	1,022.00	SF	4.00	4.00	100	2022	2022	3	100	4,088										
2	0855	CONC PAVER	0 100	19	7	133.00	SF	10.00	10.00	100	2022	2022	3	100	1,330										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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 WW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing lot layout with dimensions and area calculations.

Labels: FSP 2022, BAS 2022, FGR 2022, FOP 2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0140	4/08/2022	SW	Q	I	01	378,600

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: ZIESCHANG DOUGLAS R

2394/0349	9/21/2020	SW	Q	V	05	2,760,300
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GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N3 E10 N21 W10 S4 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E21 N50\$.