LOT 71
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LICCIARDELLO ROSARIO A
75677 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0071-0000

BUILDING CHARACTERISTICS

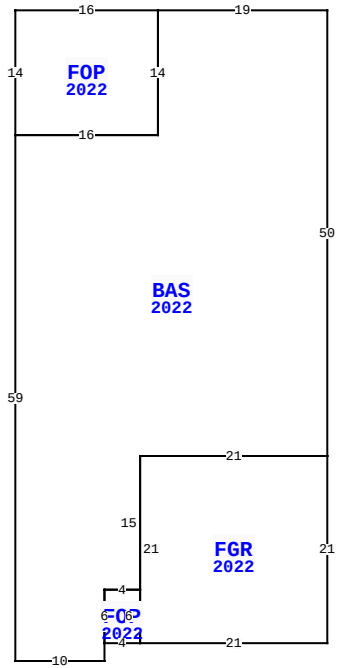
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	176,679
FGR	441	55	243	23,641
FOP	24	30	7	681
FOP	224	30	67	6,518
TOTALS	2,505		2,133	207,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	107.8000	97.29	207,520	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1816 HX Base Yr



75677 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	207,520
TOTAL MARKET OB/XF VALUE	3,286
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	275,806
SOH/AGL Deduction	0
ASSESSED VALUE	275,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,806
TOTAL JUST VALUE	275,806
NCON VALUE	210,806
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012206	CO ISSUED	0	12/29/2022
21012206	NEW CONSTR	266,503	09/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1729	12/29/2022	SW	Q	I	01	360,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LICCIARDELLO ROSARI						
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] W19 FOP=[YR=2022] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 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	0	0	0	632.00	SF	5.20	5.20	100	2022	2022	3	100	3,286	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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	000135	C	SFR CNSVTN	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS