

LOT 73
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

CUMMINGS DARLA J
75693 SPOONBILL LANE
YULEE, FL 32097

2023

10-2N-26-2010-0073-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,336	109.7600	99.06	231,404	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2039									
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	2,039	100	2,039	201,983																					
FGR	441	55	243	24,072																					
FOP	20	30	6	594																					
FOP	160	30	48	4,755																					
TOTALS			2,660	2,336	231,404																				
EXTRA FEATURES			75693 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	683.00	SF	5.20	5.20	100	2022	2022	3	100	3,552									
2	0462	ST/AL FNC	0	100	144	0	576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760									
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 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 dimensions and area calculations:

19, 16, 10, 75, 21, 16, 4, 10, 21, 21, 49

Labels: BAS 2022, FOP 2022, FGR 2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0118	5/26/2022	WD	Q	I	01	394,500

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: CUMMINGS DARLA J

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 NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.