LOT 89
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ROWE CYNTHIA M & JOSEPH H III
75711 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0089-0000

BUILDING CHARACTERISTICS

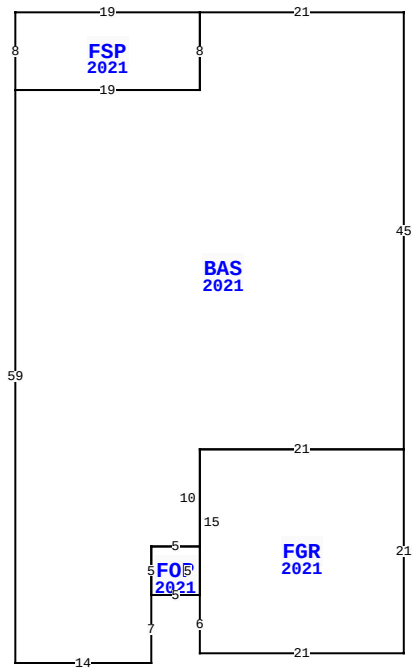
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,006	100	2,006	210,770
FGR	441	55	243	25,532
FOP	25	30	8	841
FSP	152	40	61	6,409
TOTALS	2,624		2,318	243,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	116.4240	105.07	243,552	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2006 HX Base Yr 2023



75711 SPOONBILL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,552
TOTAL MARKET OB/XF VALUE		6,440
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,992
SOH/AGL Deduction		0
ASSESSED VALUE		314,992
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		259,992
TOTAL JUST VALUE		314,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003263	CO ISSUED	0	12/22/2021
21003263	NEW CONSTR	275,779	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0479	12/27/2021	SW	Q	I	01	345,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROWE CYNTHIA MARIE						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] W19 S8 E19 N8$ S8 W19 S59 E14 N7 FOP=[YR=2021] E5 FGR=[YR=2021] S6 E21 N21 W21 S15$ N5 W5 S5$ N5 E5 N10 E21 N45$.

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	0855	CONC PAVER	0	100	0	0	644.00	SF	10.00	10.00	100	2021	2021	3	100	6,440	

LAND DESCRIPTION

TOTAL OB/XF 6,440

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	000134	C	SFR POND	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 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS