LOT 91
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

FLYNN MICHAEL STEPHEN
75727 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0091-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

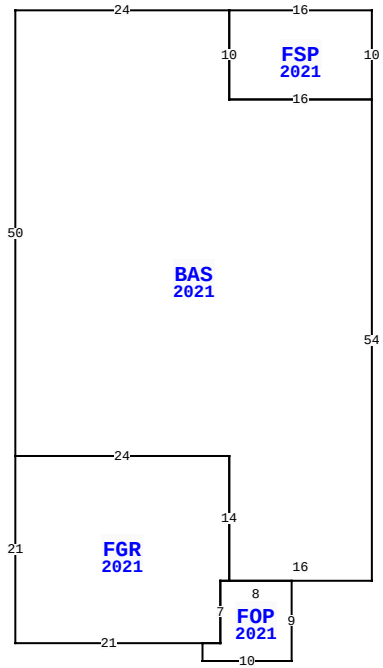
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	211,932
FGR	497	55	273	28,032
FOP	76	30	23	2,362
FSP	160	40	64	6,572
TOTALS	2,797		2,424	248,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	113.7780	102.68	248,896	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2064 HX Base Yr



75727 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	248,896
TOTAL MARKET OB/XF VALUE	6,380
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	320,276
SOH/AGL Deduction	17,381
ASSESSED VALUE	302,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,895
TOTAL JUST VALUE	320,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002352	CO ISSUED	0	10/27/2021
21002352	NEW CONSTR	282,671	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/1567	10/29/2021	SW	Q	I	01	315,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FLYNN MICHAEL STEPH						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S2 E10 N9 W8 S7 W2$ E2 N7 E1 N14 W24$ E24 S14 E16 N54 W16 N10$ S10 E16 N10$.

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	0	0	0	638.00	SF	10.00	10.00	100	2021	2021	3	100	6,380	

LAND DESCRIPTION

TOTAL OB/XF 6,380

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	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 10/13/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS