LOT 97
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

SLOAN MARLENE D
75791 SPOONBILL LN
YULEE, FL 32097

2023

10-2N-26-2010-0097-0000

BUILDING CHARACTERISTICS

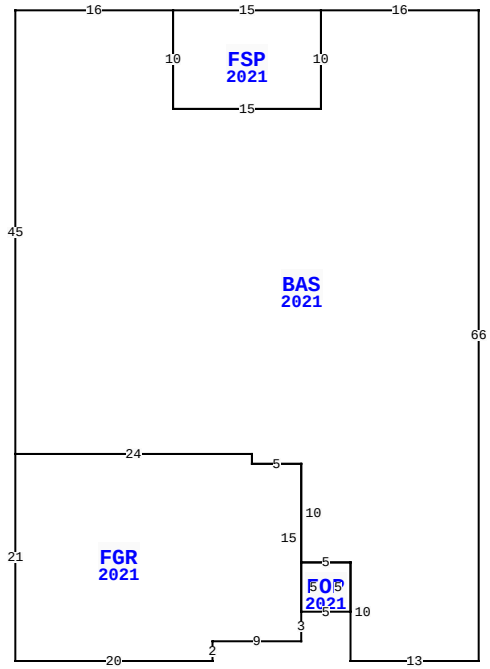
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,298	100	2,298	238,804
FGR	586	55	322	33,461
FOP	25	30	8	832
FSP	150	40	60	6,235
TOTALS	3,059		2,688	279,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	115.2000	103.97	279,471	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2298 HX Base Yr 2022



75791 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		279,331
TOTAL MARKET OB/XF VALUE		9,470
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,801
SOH/AGL Deduction		42,396
ASSESSED VALUE		311,405
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		261,405
TOTAL JUST VALUE		353,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013200	CO ISSUED	0	08/20/2021
20013200	NEW CONSTR	310,459	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1293	8/24/2021	SW	Q	I	01	364,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SLOAN MARLENE D						
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] W16 FSP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5$ N15 W5 N1 W24$ E24 S1 E5 S10 E5 S10 E13 N66$.

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	947.00	SF	10.00	10.00	100	2021	2021	3	100	9,470	

LAND DESCRIPTION

TOTAL OB/XF 9,470

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	80.00	126.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/05/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS