LOT 37
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BAKER CHERYL A L/E/
75840 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0037-0000

BUILDING CHARACTERISTICS

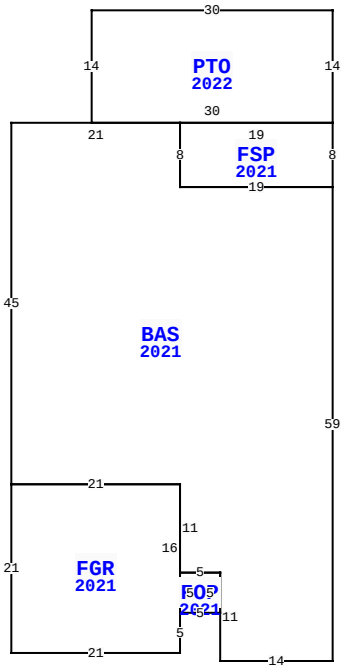
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,011	100	2,011	226,147
FGR	441	55	243	27,327
FOP	25	30	8	899
FSP	152	40	61	6,860
PTO	420	5	21	2,361
TOTALS	3,049		2,344	263,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	118.9720	113.02	264,919	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2011 HX Base Yr 2022



75840 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		263,594
TOTAL MARKET OB/XF VALUE		5,415
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		334,009
SOH/AGL Deduction		39,020
ASSESSED VALUE		294,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,989
TOTAL JUST VALUE		334,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011412	CO ISSUED	0	07/27/2021
20011412	NEW CONSTR	273,052	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1282	6/05/2024	LE	U	I	11	100
GRANTOR: BAKER CHERYL ANN						
GRANTEE: RANDOL SHANNON JORD						
2487/1432	8/13/2021	SW	Q	I	01	309,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAKER CHERYL A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N14 W30 S14 E30$ FSP=[YR=2021] W19 BAS=[YR=2021] W21 S45 FGR=[YR=2021] S21 E21 N5 FOP=[YR=2021] E5 N5 W5 S5$ N16 W21$ E21 S11 E5 S11 E14 N59 W19 N8$ S8 E19 N8$.

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	547.00	SF	10.00	10.00	100	2021	2021	3	99	5,415	

LAND DESCRIPTION

TOTAL OB/XF 5,415

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	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 10/05/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS