

LOT 38
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

WOODARD CHRISTINE/DECELLES BERNARD
75832 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0038-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	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	2,027	100	2,027	225,506
FGR	420	55	231	25,699
FOP	25	30	8	890
FSP	152	40	61	6,786
PTO	247	5	12	1,335
TOTALS	2,871		2,339	260,216

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,339	117.6980	111.81	261,524	2021	2021	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022						Heated Area: 2027			HX Base Yr 2022			
The diagram shows a property layout with several labeled areas and dimensions. The areas are: PTO 2021 (top right), FSP 2021 (top center), BAS 2021 (large central area), FGR 2021 (bottom left), and FOP 2021 (bottom center). Dimensions are provided for various segments: 10.2, 9.2, 12, 8, 19, 46, 59, 21, 9, 14, 5, 12, 14, 6, 20, 21,												