

LOT 39
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MURPHY KELLY CHRISTINA/
75824 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0039-0000



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	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
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	2,126	100	2,126	222,082
FGR	414	55	228	23,817
FOP	48	30	14	1,462
FSP	160	40	64	6,685
PTO	320	5	16	1,671
TOTALS	3,068		2,448	255,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	109.9560	104.46	255,718	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 2126

HX Base Yr 2023

BLD DATE		LGL DATE	
XF DATE		LAND DATE	