

LOT 40
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MAPLES MICHAEL CRAIG & EMILY KAITLYN
75816 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0040-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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

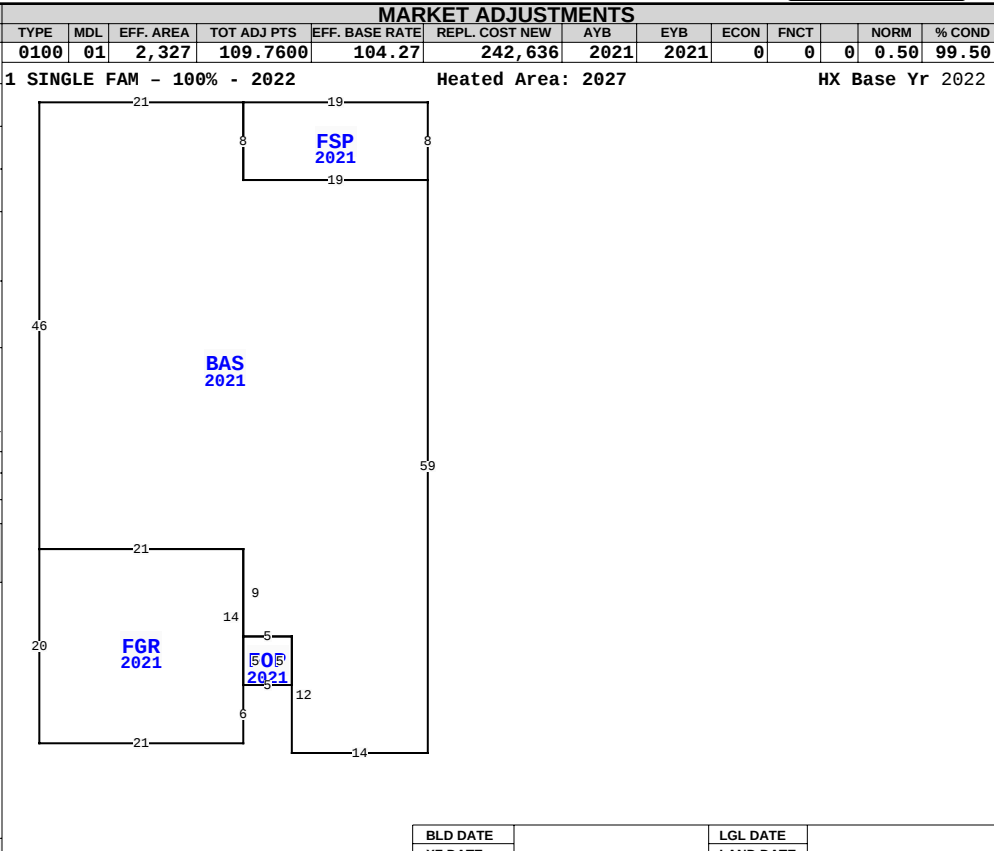
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	210,298
FGR	420	55	231	23,966
FOP	25	30	8	830
FSP	152	40	61	6,328
TOTALS	2,624		2,327	241,423

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	528.00	SF	10.00	10.00	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/05/2021 BY KB



75816 SPOONBILL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF														
5,227														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					241,423				
TOTAL MARKET OB/XF VALUE					5,227				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					311,650				
SOH/AGL Deduction					36,386				
ASSESSED VALUE					275,264				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					220,264				
TOTAL JUST VALUE					311,650				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					300,793				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010595	CO ISSUED	0	04/28/2021
20010595	NEW CONSTR	273,052	11/20/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2461/0519	5/12/2021	SW	Q	I	01	314,100	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MAPLES MICHAEL CRAI							
2394/1755	9/23/2020	SW	Q	V	05	2,397,400	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W19 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.									