LOT 47
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LISTON WENDY J & JAMES M
75756 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0047-0000

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 60
Interior Floo	14	CARPET 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

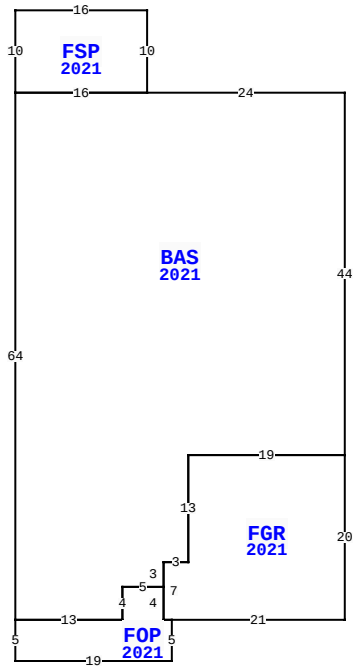
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	222,833
FGR	401	55	221	23,023
FOP	115	30	34	3,542
FSP	160	40	64	6,667
TOTALS	2,815		2,458	256,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	110.2080	104.70	257,353	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 2139 HX Base Yr



75756 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	256,066
TOTAL MARKET OB/XF VALUE	5,396
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	326,462
SOH/AGL Deduction	0
ASSESSED VALUE	326,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,462
TOTAL JUST VALUE	326,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007266	CO ISSUED	0	12/28/2021
21007266	NEW CONSTR	305,452	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1971	12/30/2021	SW	Q	I	02	355,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LISTON WENDY J & JA						
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] W24 FSP=[YR=2021] N10 W16 S10 E16$ W16 S64
FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E21 N20 W19 S13 W3 S7
E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N3 E3 N13 E19 N44$.

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	0	0	0	545.00	SF	10.00	10.00	100	2021	2021	3	99	5,396	

LAND DESCRIPTION

TOTAL OB/XF 5,396

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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS