

LOT 49
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KELLY ABBEY MICHELLE REV LIVING TRUST/KELLY ABBEY
75740 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0049-0000



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 Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
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	2,064	100	2,064	227,137
FGR	497	55	273	30,043
FOP	76	30	23	2,531
FSP	160	40	64	7,043
TOTALS	2,797		2,424	266,754

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,424	116.4240	110.60	268,094	2021	2021	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023							Heated Area: 2064			HX Base Yr 2023		
The diagram shows a floor plan with four labeled areas: FSP 2021 (top left), BAS 2021 (center), FGR 2021 (bottom right), and FOP 2021 (bottom left). Dimensions are provided for various segments: 16, 24, 10, 16, 50, 54, 24, 14, 7, 9, 8, 7, 21, 10, 9, 21, 10.												