

LOT 50
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

DIMMER CHRISTOPHER/SIMMER SAMANTHA LEE
75732 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0050-0000



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	13	LVT/LAMMT 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 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	981	100	981	97,521
FGR	449	55	247	24,554
FOP	105	30	32	3,181
FSP	120	40	48	4,772
FUS	1,366	100	1,366	135,794
STR	74	10	7	696
TOTALS	3,095		2,681	266,518

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,681	104.6400	99.41	266,518	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2023