LOT 51
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HICKS LASHIA JE'NAE & BRIAN CHRISTOPHER
75720 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0051-0000

BUILDING CHARACTERISTICS

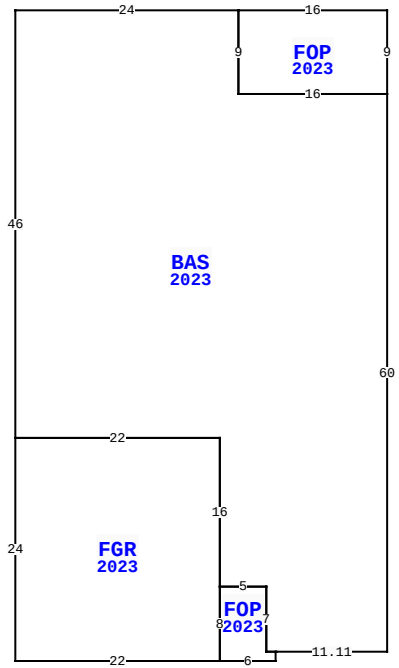
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,075	100	2,075	216,360
FGR	528	55	290	30,238
FOP	41	30	12	1,251
FOP	144	30	43	4,484
TOTALS	2,788		2,420	252,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	109.7600	104.27	252,333	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2075 HX Base Yr



75720 SPOONBILL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,333
TOTAL MARKET OB/XF VALUE	9,948
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	327,281
SOH/AGL Deduction	0
ASSESSED VALUE	327,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,281
TOTAL JUST VALUE	327,281
NCON VALUE	262,281
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2303058	CO		08/11/2023
23003058	NEW CONSTR	334,781	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/799	8/14/2023	SW	Q	I	02	403,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HICKS LASHIA JE'NAE						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,0] E24 S9 E16 S60 U0L11.11 D0L1.1 N7 W5 N16 W22 N46 $
FGR=[YR=2023;ORIG=32,46] W22 S24 E22 N8 N16 $
FOP=[YR=2023;ORIG=38,69] S1 W6 N8 E5 S7 E1 $
FOP=[YR=2023;ORIG=50,0] W16 S9 E16 N9 $
.

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	0810	CONCRETE A	0	0	0	0	592.00	SF	6.50	6.50	100	2024	2023		100	3,848	
2	0462	ST/AL FNC	0	0	110	0	550.00	SF	10.00	10.00	100	2024	2023		100	5,500	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,948

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	000134	C	SFR POND	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 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS