LOT 52
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

**ARCHIE TERESA L & CREIGHTON L**
75712 SPOONBILL LANE
YULEE, FL 32097

**2024**

**10-2N-26-2010-0052-0000**

## BUILDING CHARACTERISTICS

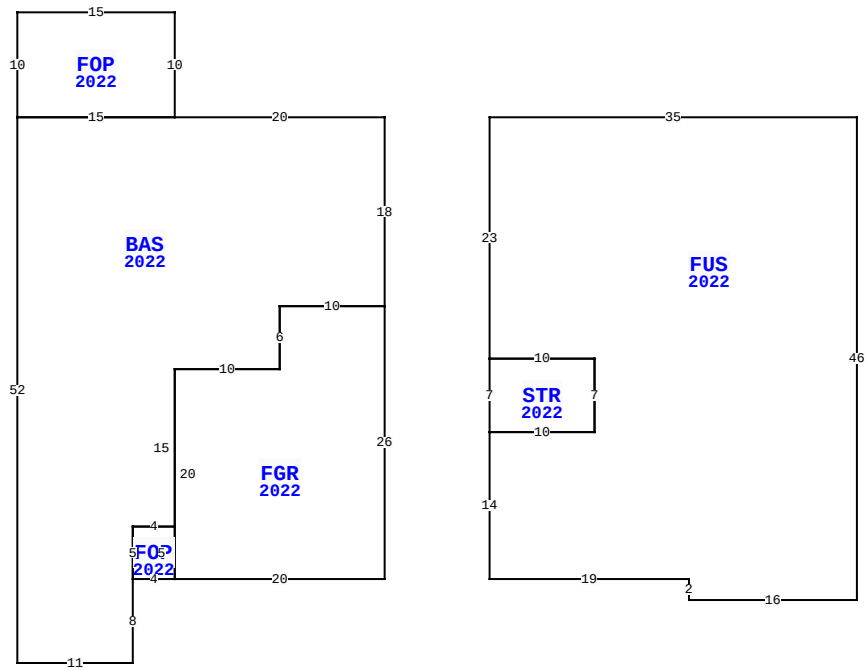
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 | 1,148 | 100 | 1,148 | 112,768 |
| FGR | 460 | 55 | 253 | 24,852 |
| FOP | 20 | 30 | 6 | 589 |
| FOP | 150 | 30 | 45 | 4,420 |
| FUS | 1,502 | 100 | 1,502 | 147,541 |
| STR | 70 | 10 | 7 | 688 |
| TOTALS | 3,350 | | 2,961 | 290,859 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,961 | 103.4000 | 98.23 | 290,859 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2650 HX Base Yr




75712 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 | | 290,859 |
| TOTAL MARKET OB/XF VALUE | | 16,026 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 371,885 |
| SOH/AGL Deduction | | 3,638 |
| ASSESSED VALUE | | 368,247 |
| TOTAL EXEMPTION VALUE | 13 | 368,247 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 371,885 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 357,521 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2112930 | CO ISSUED | 0 | 06/30/2022 |
| 21012930 | NEW CONSTR | 374,006 | 09/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2579/1026 | 6/30/2022 | SW | Q | I | 01 | 435,400 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: ARCHIE TERESA L & C | | | | | | |
| 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=2022] W20 FOP=[YR=2022] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S6 W10 S20$ N5 W4 S5$ N5 E4 N15 E10 N6 E10 N18$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N14 STR=[YR=2022] N7 E10 S7 W10 $ E10 N7 W10 N23$ W10$.

## 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 | 100 | 0 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 7,200 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 168 | 0 | 840.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 98 | 8,232 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 99 | 594 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,026

| 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 | 100 | | PUD | 50.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 09/21/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS