LOT 53
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

NELSON IVAN VISHAAL & GISELLE SANTOS
75704 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0053-0000

BUILDING CHARACTERISTICS

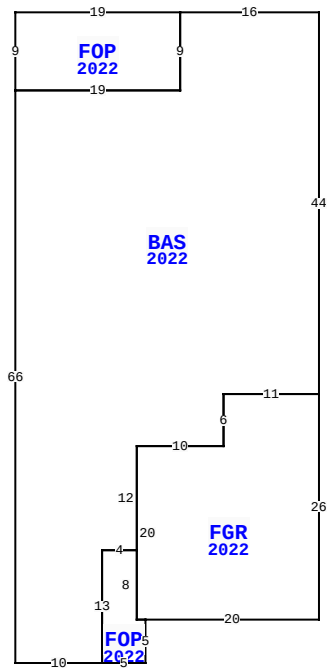
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,811	100	1,811	185,465
FGR	486	55	267	27,343
FOP	57	30	17	1,741
FOP	171	30	51	5,223
TOTALS	2,525		2,146	219,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	107.8000	102.41	219,772	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1811 HX Base Yr 2023



75704 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		219,772
TOTAL MARKET OB/XF VALUE		8,004
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,776
SOH/AGL Deduction		2,670
ASSESSED VALUE		290,106
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,106
TOTAL JUST VALUE		292,776
NCON VALUE		4,510
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112714	CO ISSUED	0	09/12/2022
B2112714	NEW CONSTR	267,252	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0421	9/14/2022	SW	Q	I	01	401,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NELSON IVAN VISHAAL						
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] W16 FOP=[YR=2022] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N26 W11 S6 W10 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E10 N6 E11 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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494	
2	0462	ST/AL FNC	1	100	90	0	450.00	SF	10.00	10.00	100	2024	2023		100	4,500	
3	0462	ST/AL FNC	1	100	0	0	1.00	SF	10.00	10.00	100	2024	2023		100	10	

LAND DESCRIPTION

TOTAL OB/XF 8,004

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