

LOT 59
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

WHITE CURTIS & ANDRIA
75656 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0059-0000



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/LAMMT 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
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	2,075	100	2,075	211,941
FGR	528	55	290	29,621
FOP	148	30	44	4,494
FSP	144	40	58	5,924
TOTALS	2,895		2,467	251,979

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	50.00	120.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,467	107.5200	102.14	251,979	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2075												
HX Base Yr 2023												

FSP
2022

BAS
2022

FGR
2022

FOP
2022

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
75656 SPOONBILL LN, YULEE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,979	
TOTAL MARKET OB/XF VALUE		3,411	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		320,390	
SOH/AGL Deduction		3,347	
ASSESSED VALUE		317,043	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,043	
TOTAL JUST VALUE		320,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2111380	CO ISSUED	0	06/17/2022
21011380	NEW CONSTR	305,597	08/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/807	5/01/2024	WD	Q	I	01	430,000
GRANTOR: LONGACRE H JOHN III &						
GRANTEE: WHITE CURTIS & ANDR						
2588/0535	8/29/2022	QC	U	I	11	100
GRANTOR: LONGACRE H JOHN III &						
GRANTEE: LONGACRE H JOHN III						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S9 E16 N9\$ S9 W16 S60									
FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N24 W22 S24 E1\$									
W1 N8 W5 S7 W13\$ E13 N7 E5 N16 E22 N46\$.									