

WISNER THOMAS & JULIE
75640 SPOONBILL LANE
YULEE, FL 32097

10-2N-26-2010-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

13LVT/LAMNT 60

Interior Floo

14CARPET 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.

Units

0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5020.00

TOTALS

2,6782,357237,421

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10855CONC PAVER0000656.00SF10.0010.001002022202231006,560

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN0PUD50.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE09/21/2022BYKWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,357106.0360100.73237,421202220220000.00100.00

1 SINGLE FAM - 0% - 2023Heated Area: 2039HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

75640 SPOONBILL LN, YULEE

FSP 2022BAS 2022FGR 2022FOP 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE237,421

TOTAL MARKET OB/XF VALUE6,560

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE308,981

SOH/AGL Deduction0

ASSESSED VALUE308,981

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE308,981

TOTAL JUST VALUE308,981

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,125

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2584/15676/17/2022SWQI01397,800

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: WISNER THOMAS & JUL

2394/03499/21/2020SWQV052,760,300

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49\$.