

LOT 65
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MCDAIRMANT NATHAN & JONI
75629 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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
FSP	171	40	68	6,964
TOTALS	2,525		2,163	221,513

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	674.00	SF	5.20	5.20	100	2022

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	107.8000	102.41	221,513	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 1811											
HX Base Yr 2023											

75629 SPOONBILL LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,513	
TOTAL MARKET OB/XF VALUE		3,505	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		290,018	
SOH/AGL Deduction		2,707	
ASSESSED VALUE		287,311	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		237,311	
TOTAL JUST VALUE		290,018	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107752	CO ISSUED	0	04/01/2022
21007752	NEW CONSTR	267,508	06/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2555/1522	4/07/2022	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: MCDAIRMANT NATHAN &					
2394/0349	9/21/2020	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W16 FSP=[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\$.											