LOT 69
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

WILHELM DREW THEODORE/WILHELM REBECCA JOYCE
75661 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0069-0000

BUILDING CHARACTERISTICS

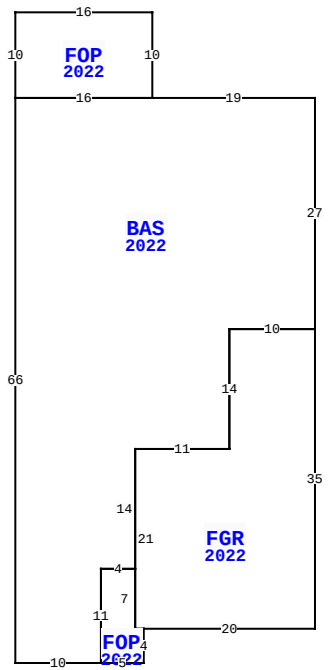
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,601	100	1,601	166,709
FGR	581	55	320	33,321
FOP	48	30	14	1,458
FOP	160	30	48	4,998
TOTALS	2,390		1,983	206,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	109.6620	104.18	206,589	2022	2022	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



75661 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		206,486
TOTAL MARKET OB/XF VALUE		3,453
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,939
SOH/AGL Deduction		0
ASSESSED VALUE		274,939
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,939
TOTAL JUST VALUE		274,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008840	CO ISSUED	0	12/29/2022
21008840	NEW CONSTR	244,576	07/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1851	1/13/2023	SW	Q	I	01	365,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILHELM REBECCA JOY						
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] W19 FOP=[YR=2022] N10 W16 S10 E16$ W16 S66 E10 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

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	664.00	SF	5.20	5.20	100	2022	2022	3	100	3,453	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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	000135	C	SFR CNSVTN	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 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS