LOT 71
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LICCIARDELLO ROSARIO A
75677 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0071-0000

BUILDING CHARACTERISTICS

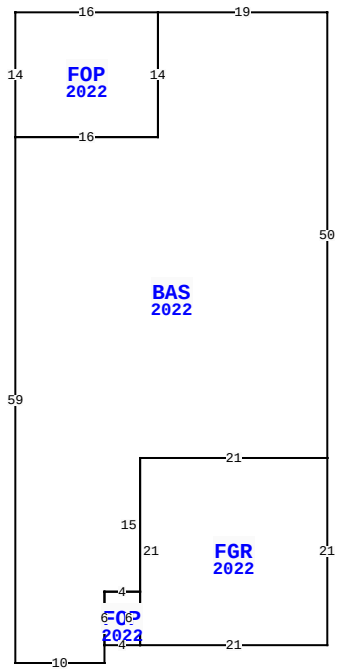
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	185,977
FGR	441	55	243	24,886
FOP	24	30	7	717
FOP	224	30	67	6,861
TOTALS	2,505		2,133	218,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	107.8000	102.41	218,441	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1816 HX Base Yr 2023



75677 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		218,441
TOTAL MARKET OB/XF VALUE		3,286
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,727
SOH/AGL Deduction		2,647
ASSESSED VALUE		284,080
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,080
TOTAL JUST VALUE		286,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012206	CO ISSUED	0	12/29/2022
21012206	NEW CONSTR	266,503	09/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1729	12/29/2022	SW	Q	I	01	360,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LICCIARDELLO ROSARI						
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] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	632.00	SF	5.20	5.20	100	2022	2022	3	100	3,286	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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