

LOT 72
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MILES PAMELA DENISE
75685 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0072-0000



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		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	

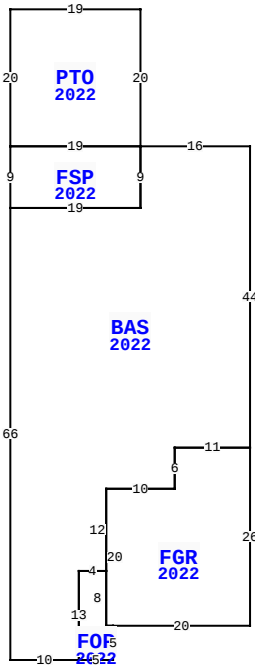
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	185,465
FGR	486	55	267	27,343
FOP	57	30	17	1,741
FSP	171	40	68	6,964
PTO	380	5	19	1,946
TOTALS	2,905		2,182	223,459

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	683.00	SF	5.20	5.20	100	2022	2022	3	100

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

REVIEW DATE 09/21/2022 BY WW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	107.8000	102.41	223,459	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023												
Heated Area: 1811												
HX Base Yr 2023												



75685 SPOONBILL LN, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

TOTAL OB/XF														
3,552														

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,459	
TOTAL MARKET OB/XF VALUE		3,552	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		292,011	
SOH/AGL Deduction		79,286	
ASSESSED VALUE		212,725	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		162,725	
TOTAL JUST VALUE		292,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108689	CO ISSUED	0	06/28/2022
21008689	NEW CONSTR	267,149	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1908	6/28/2022	SW	Q	I	01	381,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILES PAMELA DENISE						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W16 PTO=[YR=2022] N20 W19 S20 E19\$ 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\$.														

Common: 65,000 PRINTED 08/06/2024 BY SYS