LOT 90
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

CLEM KELSEY B & TAYLOR B
75719 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0090-0000

BUILDING CHARACTERISTICS

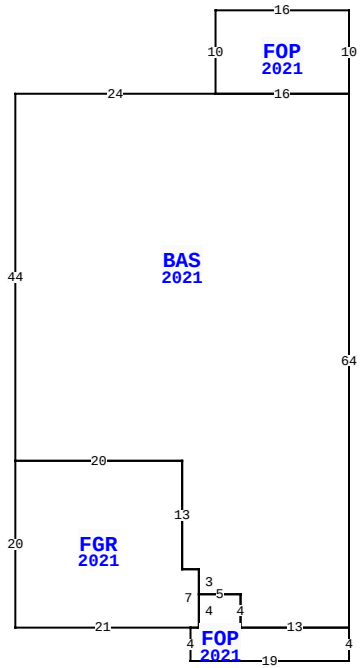
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,126	100	2,126	228,650
FGR	414	55	228	24,522
FOP	96	30	29	3,119
FOP	160	30	48	5,162
TOTALS	2,796		2,431	261,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	113.7780	108.09	262,767	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2126 HX Base Yr 2023



75719 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		261,453
TOTAL MARKET OB/XF VALUE		6,058
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,511
SOH/AGL Deduction		2,154
ASSESSED VALUE		330,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,357
TOTAL JUST VALUE		332,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001831	CO ISSUED	0	11/19/2021
21001831	NEW CONSTR	289,434	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2516/1618	11/23/2021	SW	Q	I	02	325,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CLEM KELSEY BROOKS						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W16 S10 BAS=[YR=2021] W24 S44 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S4 E19 N4 W13 N4 W5 S4 W1$ E1 N7 W2 N13 W20$ E20 S13 E2 S3 E5 S4 E13 N64 W16$ E16 N10$.

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2021	2021	3	99	356	
2	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2021	2021	3	99	5,702	

LAND DESCRIPTION

TOTAL OB/XF 6,058

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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 11/10/2021 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS