LOT 93
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MILLER NICHOLAS ANTHONY M/DUCHESNE MEGAN
75743 SPOONBILL LN
YULEE, FL 32097

2024

10-2N-26-2010-0093-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

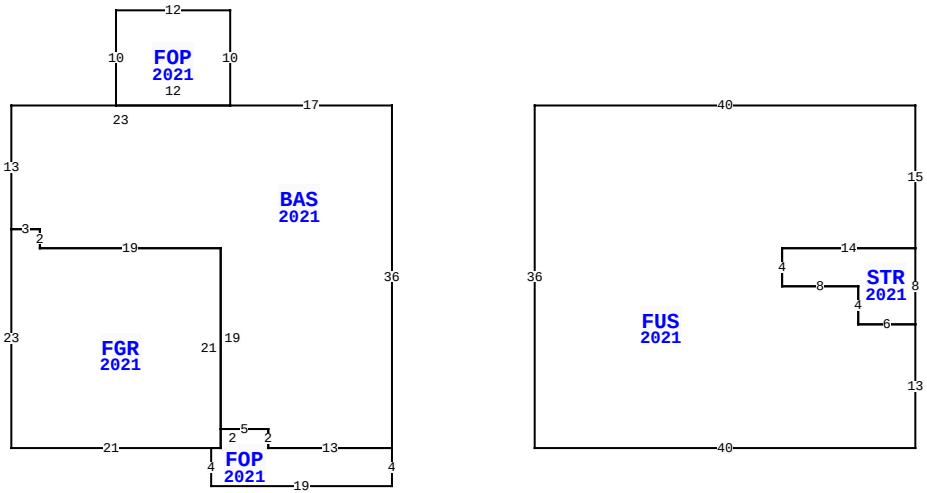
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	102,961
FGR	468	55	257	27,506
FOP	86	30	26	2,783
FOP	120	30	36	3,853
FUS	1,360	100	1,360	145,558
STR	80	10	8	856
TOTALS	3,076		2,649	283,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,649	113.2800	107.62	285,085	2021	2021	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2022 Heated Area: 2322 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75743 SPOONBILL LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,517
TOTAL MARKET OB/XF VALUE		6,316
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		354,833
SOH/AGL Deduction		43,506
ASSESSED VALUE		311,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,327
TOTAL JUST VALUE		354,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001840	CO ISSUED	0	10/22/2021
21001840	NEW CONSTR	318,740	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1543	10/27/2021	SW	Q	I	01	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MILLER NICHOLAS W A						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 S10 E12$ W23 S13
FGR=[YR=2021] S23 E21 FOP=[YR=2021] S4 E19 N4 W13 N2 W5 S2
W1$ E1 N21 W19 N2 W3$ E3 S2 E19 S19 E5 S2 E13 N36$ PTR= E15
FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W6 N4 W8 N4 E14$ W14
S4 E8 S4 E6 S13 W40 N36$ W15$.

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	0855	CONC PAVER	0	100	0	0	638.00	SF	10.00	10.00	100	2021	2021	3	99	6,316	

LAND DESCRIPTION

TOTAL OB/XF 6,316

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	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 10/13/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS