LOT 94
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

PERNICANO AMY LYNN/BOST BRANDON WILLIAM
75751 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0094-0000

BUILDING CHARACTERISTICS

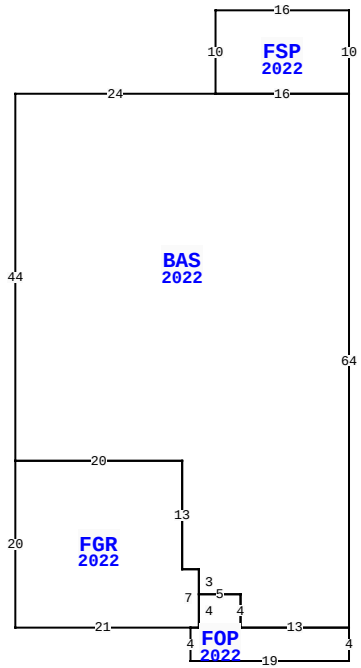
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	213,769
FGR	414	55	228	22,925
FOP	96	30	29	2,916
FSP	160	40	64	6,435
TOTALS	2,796		2,447	246,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	105.8400	100.55	246,046	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2126 HX Base Yr 2024



75751 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		246,046
TOTAL MARKET OB/XF VALUE		6,020
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,066
SOH/AGL Deduction		0
ASSESSED VALUE		317,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,066
TOTAL JUST VALUE		317,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006260	CO ISSUED	0	04/21/2022
21007827	NEW CONSTR	304,093	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2673/808	10/10/2023	WD	Q	I	01	390,000
GRANTOR: DEAL KEITH DARREL & K						
GRANTEE: PERNICANO AMY LYNN						
2557/1271	4/21/2022	SW	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DEAL KEITH DARREL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E21 FOP=[YR=2022] 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

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	602.00	SF	10.00	10.00	100	2022	2022	3	100	6,020	

LAND DESCRIPTION

TOTAL OB/XF 6,020

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 03/29/2022 BY HS Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS