LOT 96
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BARNES MICHAEL CHRISTIAN & HANNA MARIE
75767 SPOONBILL LANE
YULEE, FL 32097

2024

10-2N-26-2010-0096-0000

BUILDING CHARACTERISTICS

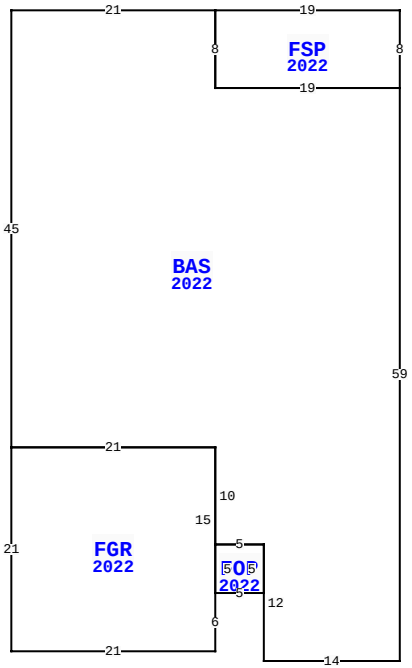
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,006	100	2,006	209,166
FGR	441	55	243	25,338
FOP	25	30	8	834
FSP	152	40	61	6,360
TOTALS	2,624		2,318	241,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	109.7600	104.27	241,698	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2006 HX Base Yr 2024



75767 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		241,698
TOTAL MARKET OB/XF VALUE		8,060
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,758
SOH/AGL Deduction		0
ASSESSED VALUE		314,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,758
TOTAL JUST VALUE		314,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006223	CO ISSUED	0	04/21/2022
21007841	NEW CONSTR	291,045	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/28	6/26/2023	WD	Q	I	01	403,000
GRANTOR: MANCINI COREY E & KEL						
GRANTEE: BARNES MICHAEL CHRI						
2557/1519	4/21/2022	SW	Q	I	01	336,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MANCINI COREY EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5$ N15 W21$ E21 S10 E5 S12 E14 N59 W19 N8$ S8 E19 N8$.

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	806.00	SF	10.00	10.00	100	2022	2022	3	100	8,060	

LAND DESCRIPTION

TOTAL OB/XF 8,060

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