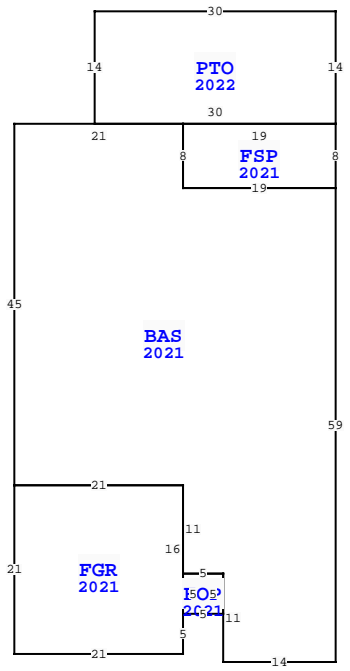


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,011	100	2021
FGR	441	55	2021
FOP	25	30	2021
FSP	152	40	2021
PTO	420	5	2022
TOTALS	3,049		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	-	100%	-	2022							
Heated Area: 2011					HX Base Yr 2022							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			289,884
TOTAL MARKET OB/XF VALUE			5,415
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			360,299
SOH/AGL Deduction			56,755
ASSESSED VALUE			303,544
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,822
TOTAL JUST VALUE			360,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011412	CO ISSUED	0	07/27/2021
20011412	NEW CONSTR	273,052	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1282	6/05/2024	LE U		I	11	100
GRANTOR: BAKER CHERYL ANN						
GRANTEE: RANDOL SHANNON JORD						
2487/1432	8/13/2021	SW Q		I	01	309,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAKER CHERYL A						

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			10.00	100	2021	2021	3	99	5,415	

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

BUILDING NOTES									
75840 SPOONBILL LN, YULEE									

BUILDING DIMENSIONS									
PTO=[YR=2022] N14 W30 S14 E30\$ FSP=[YR=2021] W19									
BAS=[YR=2021] W21 S45 FGR=[YR=2021] S21 E21 N5 FOP=[YR=2021]									
E5 N5 W5 S5\$ N16 W21\$ E21 S11 E5 S11 E14 N59 W19 N8\$ S8 E19									
N8\$ .									

LAND DESCRIPTION										TOTAL OB/XF														
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							