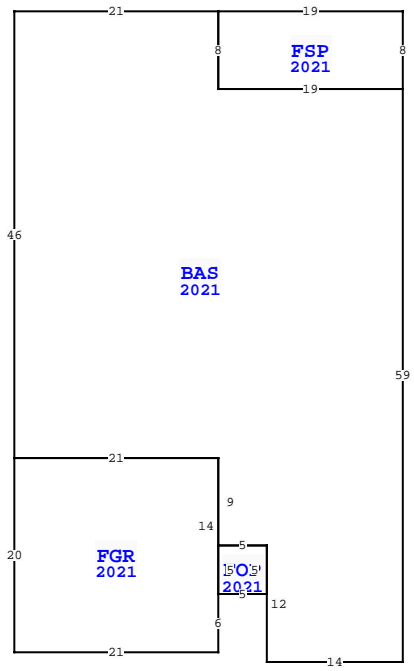




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	2,027	100	2021
FGR	420	55	2021
FOP	25	30	2021
FSP	152	40	2021
TOTALS	2,624		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,327	115.2480	115.25	268,187	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 2027 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,505
TOTAL MARKET OB/XF VALUE			5,227
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			335,732
SOH/AGL Deduction			0
ASSESSED VALUE			335,732
TOTAL EXEMPTION VALUE	13		335,732
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			335,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010595	CO ISSUED	0	04/28/2021
20010595	NEW CONSTR	273,052	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2461/0519	5/12/2021	SW Q	Q	I	01	314,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAPLES MICHAEL CRAI						
2394/1755	9/23/2020	SW Q	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	528.00	SF	10.00	10.00	100	2021	2021	3	99	5,227	

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

BUILDING NOTES	
75816 SPOONBILL LN, YULEE	

BUILDING DIMENSIONS	
FSP=[YR=2021] W19 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S12 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	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							