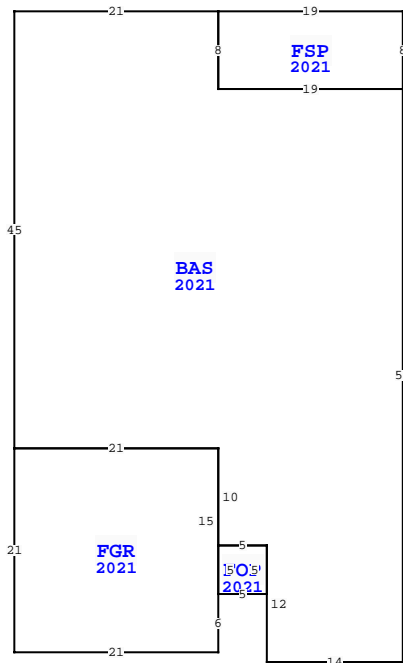


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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

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	116.1741	116.17	269,282	2021	2021	0	0	0	1.05	98.95
1 SINGLE FAM - 100% - 2022 Heated Area: 2006 HX Base Yr 2022												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2021	2,006	230,590
FGR	441	55	2021	243	27,933
FOP	25	30	2021	8	919
FSP	152	40	2021	61	7,012
TOTALS	2,624			2,318	266,455

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			266,455	
TOTAL MARKET OB/XF VALUE			8,791	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			340,246	
SOH/AGL Deduction			54,078	
ASSESSED VALUE			286,168	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			235,446	
TOTAL JUST VALUE			340,246	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			316,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010591	CO ISSUED	0	04/20/2021
20010591	NEW CONSTR	273,052	11/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2457/0139	4/28/2021	SW Q	Q	I	01	313,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BEAZLEY CHELSEA CAN						
2394/1755	9/23/2020	SW Q	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES

75808 SPOONBILL LN, YULEE

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

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 PAVR	0	100	0	0		888.00	SF	10.00				10.00	8,791

BUILDING NOTES	

BUILDING DIMENSIONS
 FSP=[YR=2021] W19 BAS=[YR=2021] W21 S45 FGR=[YR=2021] S21 E21
 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59
 W19 N8\$ S8 E19 N8\$.

LAND DESCRIPTION		TOTAL OB/XF 8,791																						
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							