

LOT 42  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

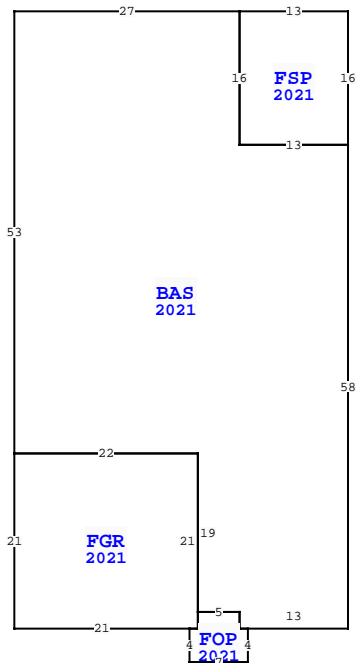
JAMES PETER A & ADRIANA DA VEIGA  
 75800 SPOONBILL LN  
 YULEE, FL 32097

2025

10-2N-26-2010-0042-0000

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		2.5	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	2,280	100	2021
FGR	462	55	2021
FOP	38	30	2021
FSP	208	40	2021
TOTALS	2,988		

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: 2280					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			310,515
TOTAL MARKET OB/XF VALUE			6,514
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			382,029
SOH/AGL Deduction			62,551
ASSESSED VALUE			319,478
TOTAL EXEMPTION VALUE	VX HX HB	55,722	
BASE TAXABLE VALUE			263,756
TOTAL JUST VALUE			382,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011901	CO ISSUED	0	07/22/2021
20011901	NEW CONSTR	308,430	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/0977	7/29/2021	SW	Q	I	01	339,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JAMES PETER A & ADR						
2394/1755	9/23/2020	SW	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	0		10.00	100	2021	2021	3	99	6,514	

TOTAL OB/XF										6,514					
75800 SPOONBILL LN, YULEE															

BUILDING NOTES															

BUILDING DIMENSIONS															
FSP=[YR=2021] W13 BAS=[YR=2021] W27 S53 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S4 E7 N4 W1 N2 W5 S2 W1\$ E1 N21 W22\$ E22 S19 E5 S2 E13 N58 W13 N16\$ S16 E13 N16\$.															

LAND DESCRIPTION																								
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							