

LOT 43
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

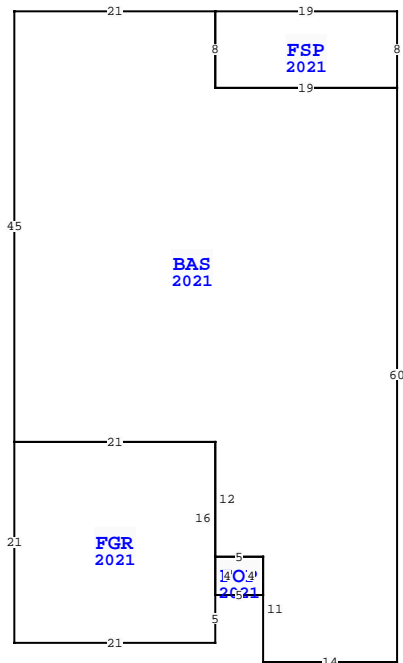
COLON HECTOR GABRIEL ORITZ/MONDAZZI GERALDINE A
 75788 SPOONBILL LN
 YULEE, FL 32097

2025

10-2N-26-2010-0043-0000

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 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,340	124.9206	124.92	292,313	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2030 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	2,030	100	2021	2,030	251,052
FGR	441	55	2021	243	30,052
FOP	20	30	2021	6	743
FSP	152	40	2021	61	7,544
TOTALS	2,643			2,340	289,390

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			289,390
TOTAL MARKET OB/XF VALUE			6,564
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			360,954
SOH/AGL Deduction			78,277
ASSESSED VALUE			282,677
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			231,955
TOTAL JUST VALUE			360,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011903	CO ISSUED	0	07/22/2021
20011903	NEW CONSTR	273,052	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0940	7/30/2021	SW Q	Q	I	01	324,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COLON HECTOR GABRIE						
2394/1755	9/23/2020	SW Q	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES

75788 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		663.00	SF	10.00				6,564	

BUILDING NOTES

BUILDING DIMENSIONS
 FSP=[YR=2021] W19 BAS=[YR=2021] W21 S45 FGR=[YR=2021] S21 E21 N5 FOP=[YR=2021] E5 N4 W5 S4\$ N16 W21\$ E21 S12 E5 S11 E14 N60 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	75.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							