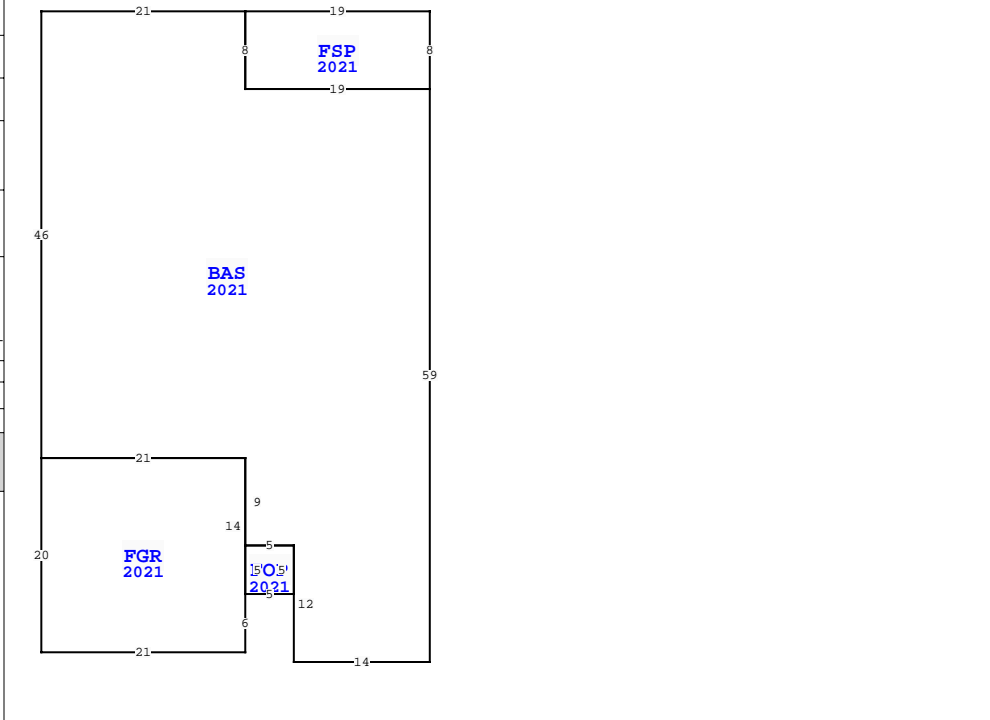


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,327	124.5090	124.51	289,735	2021	2021	0	0	0	1.05	98.95		
1 SINGLE FAM - 100% - 2022 Heated Area: 2027 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	2,027	100	2021	2,027	249,732
FGR	420	55	2021	231	28,460
FOP	25	30	2021	8	986
FSP	152	40	2021	61	7,515
TOTALS	2,624			2,327	286,693

75780 SPOONBILL LN, YULEE

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			286,693	
TOTAL MARKET OB/XF VALUE			10,078	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			361,771	
SOH/AGL Deduction			58,892	
ASSESSED VALUE			302,879	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			252,157	
TOTAL JUST VALUE			361,771	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			335,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011414	CO ISSUED	0	07/23/2021
20011414	NEW CONSTR	273,052	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1719	8/20/2021	SW Q	Q	I	01	320,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MITCHELL STEVEN R &						
2394/1755	9/23/2020	SW Q	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

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\$ .	

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	1,018.00	SF	10.00	10.00	100	2021	2021	3	99	10,078	

LAND DESCRIPTION		TOTAL OB/XF														10,078								
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							