

LOT 45
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

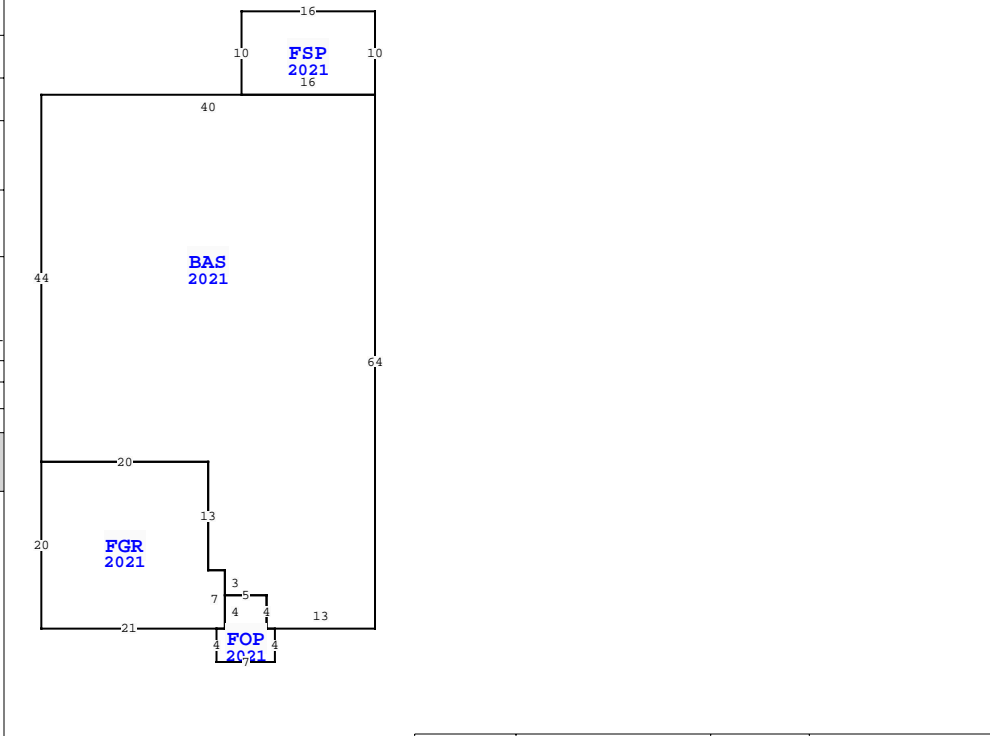
TOWNSEND DAWN L & WILLIAM S
 75772 SPOONBILL LN
 YULEE, FL 32097

2025

10-2N-26-2010-0045-0000

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 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,432	119.4669	119.47	290,551	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2126 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	2,126	100	2021	2,126	251,453
FGR	414	55	2021	228	26,967
FOP	48	30	2021	14	1,656
FSP	160	40	2021	64	7,570
TOTALS	2,748			2,432	287,645

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				287,645
TOTAL MARKET OB/XF VALUE				5,386
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				358,031
SOH/AGL Deduction				115,118
ASSESSED VALUE				242,913
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				192,191
TOTAL JUST VALUE				358,031
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				331,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010771	CO ISSUED	0	04/20/2021
20010771	NEW CONSTR	285,293	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0407	4/29/2021	SW	Q	I	01	313,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TOWNSEND DAWN LAHMA						
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		544.00	SF	10.00				10.00	
75772 SPOONBILL LN, YULEE															

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				

BUILDING DIMENSIONS													
FSP=[YR=2021] N10 W16 S10 E16\$ BAS=[YR=2021] W40 S44													
FGR=[YR=2021] S20 E21 FOP=[YR=2021] S4 E7 N4 W1 N4 W5 S4 W1\$													
E1 N7 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64\$.													

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							