

LOT 49
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

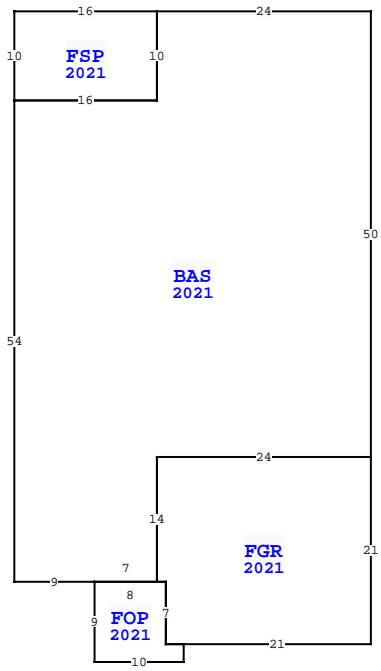
THIES KATHLEEN L
 75740 SPOONBILL LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0049-0000

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 Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
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
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	2,064	100	2021
FGR	497	55	2021
FOP	76	30	2021
FSP	160	40	2021
TOTALS	2,797		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2023											
Heated Area: 2064											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			293,371
TOTAL MARKET OB/XF VALUE			6,504
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			364,875
SOH/AGL Deduction			79,516
ASSESSED VALUE			285,359
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			229,637
TOTAL JUST VALUE			364,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005632	CO ISSUED	0	01/12/2022
21005632	NEW CONSTR	298,302	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1085	5/27/2025	WD Q	Q	I	01	400,000
GRANTOR: KELLY ABBEY MICHELLE						
GRANTEE: THIES KATHLEEN L						
2649/1112	3/29/2023	SW U	U	I	11	100
GRANTOR: KELLY ABBEY MICHELLE						
GRANTEE: KELLY ABBEY MICHELL						

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 PAVR	0	100	0	657.00	SF	10.00	10.00	100	2021	2021	3	99	6,504	

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

BUILDING NOTES									
75740 SPOONBILL LN, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2021] W24 FSP=[YR=2021] W16 S10 E16 N10\$ S10 W16 S54 E9 FOP=[YR=2021] S9 E10 N2 FGR=[YR=2021] E21 N21 W24 S14 E1 S7 E2\$ W2 N7 W8 \$ E7 N14 E24 N50\$.									

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							