

LOT 50
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

CARIGNAN PAUL & CATHLYN
 75732 SPOONBILL LANE
 YULEE, FL 32097

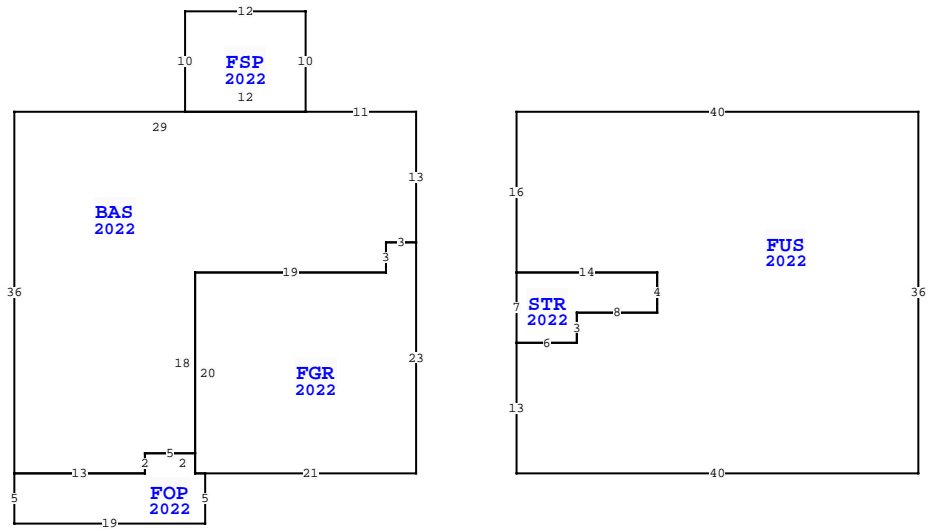
2025

10-2N-26-2010-0050-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	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	981	100	2022
FGR	449	55	2022
FOP	105	30	2022
FSP	120	40	2022
FUS	1,366	100	2022
STR	74	10	2022
TOTALS	3,095		
		2,681	293,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,681	109.8720	109.87	294,561	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2347 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			293,088
TOTAL MARKET OB/XF VALUE			9,742
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			367,830
SOH/AGL Deduction			20,157
ASSESSED VALUE			347,673
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			296,951
TOTAL JUST VALUE			367,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106188	CO ISSUED	0	01/21/2022
21006188	NEW CONSTR	336,392	05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/119	5/30/2025	WD	Q	I	01	445,000
GRANTOR: DIMMER CHRISTOPHER &						
GRANTEE: CARIGNAN PAUL & CAT						
2533/0993	1/25/2021	SW	Q	I	01	357,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DIMMER CHRISTOPHER						

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			559.00	SF	10.00	2022	2022	3	99	5,534
2	0855	CONC PAVER	0	100	0	0			425.00	SF	10.00	2022	2022	3	99	4,208

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W11 FSP=[YR=2022] N10 W12 S10 E12\$ W29 S36 FOP=[YR=2022] S5 E19 N5 FGR=[YR=2022] E21 N23 W3 S3 W19 S20 E1\$ W1 N2 W5 S2 W13\$ E13 N2 E5 N18 E19 N3 E3 N13\$ PTR= E10 FUS=[YR=2022] E40 S36 W40 N13 STR=[YR=2022] N7 E14 S4 W8 S3 W6\$ E6 N3 E8 N4 W14 N16\$ W10\$.	

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	DPTH 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	72.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							