

LOT 51
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

HICKS LASHIA JE'NAE & BRIAN CHRISTOPHER
 75720 SPOONBILL LN
 YULEE, FL 32097

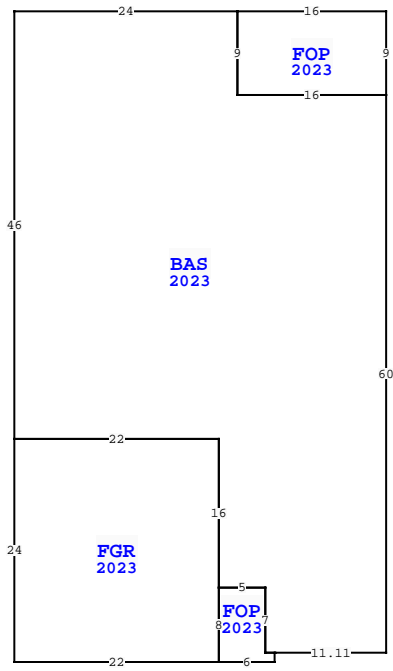
2025

10-2N-26-2010-0051-0000



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 Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
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
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	2,075	100	2023
FGR	528	55	2023
FOP	41	30	2023
FOP	144	30	2023
TOTALS	2,788		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,420	115.2480	115.25	278,905	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2075 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,905
TOTAL MARKET OB/XF VALUE			9,832
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			353,737
SOH/AGL Deduction			0
ASSESSED VALUE			353,737
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,737
TOTAL JUST VALUE			353,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2303058	CO		08/11/2023
23003058	NEW CONSTR	334,781	03/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/799	8/14/2023	SW	Q	I	02	403,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HICKS LASHIA JE'NAE						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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	0810	CONCRETE A	0	0	0	592.00	UT	6.50	6.50	100	2024	2023		100	3,848	
2	0462	ST/AL FNC	0	0	110	550.00	SF	10.00	10.00	100	2024	2023		98	5,390	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

TOTAL OB/XF													
9,832													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=10,0] E24 S9 E16 S60 U0L11.11 D0L1.1 N7 W5 N16 W22 N46 \$													
FGR=[YR=2023;ORIG=32,46] W22 S24 E22 N8 N16 \$													
FOP=[YR=2023;ORIG=38,69] S1 W6 N8 E5 S7 E1 \$													
FOP=[YR=2023;ORIG=50,0] W16 S9 E16 N9 \$													

LAND DESCRIPTION																								
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	000134	C	RES POND	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							