

LOT 52
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

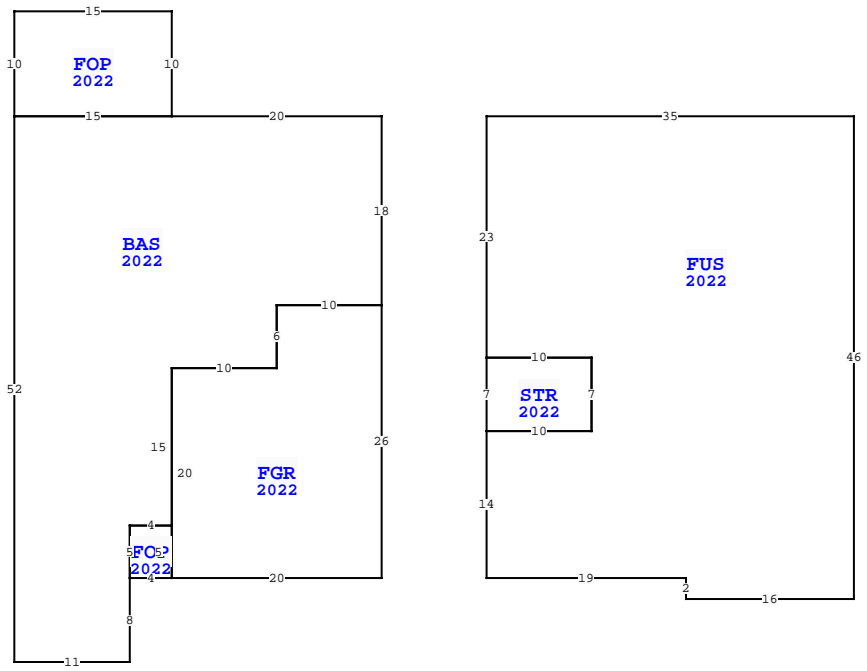
ARCHIE TERESA L & CREIGHTON L
 75712 SPOONBILL LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0052-0000

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	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	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	1,148	100	2022
FGR	460	55	2022
FOP	20	30	2022
FOP	150	30	2022
FUS	1,502	100	2022
STR	70	10	2022
TOTALS	3,350		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,961	108.5700	108.57	321,476	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
					Heated Area: 2650			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,869
TOTAL MARKET OB/XF VALUE			15,696
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			400,565
SOH/AGL Deduction			21,639
ASSESSED VALUE			378,926
TOTAL EXEMPTION VALUE	13		378,926
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			400,565
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112930	CO ISSUED	0	06/30/2022
21012930	NEW CONSTR	374,006	09/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1026	6/30/2022	SW Q	Q	I	01	435,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ARCHIE TERESA L & C						
2394/0349	9/21/2020	SW Q	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES		75712 SPOONBILL LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0855	CONC PAVR	0 100
2	0462	ST/AL FNC	0 100
3	0463	FENCE GATE	0 100

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	720.00	UT	10.00	10.00	100	2022	2022	3	99	7,128	
2	0462	ST/AL FNC	0 100	168	0	840.00	SF	10.00	10.00	100	2022	2022	3	95	7,980	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15\$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S6 W10 S20\$ N5 W4 S5\$ N5 E4 N15 E10 N6 E10 N18\$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N14 STR=[YR=2022] N7 E10 S7 W10 \$ E10 N7 W10 N23\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF 15,696																						
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	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							