

LOT 53  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

NELSON IVAN VISHAAL & GISELLE SANTOS  
 75704 SPOONBILL LANE  
 YULEE, FL 32097

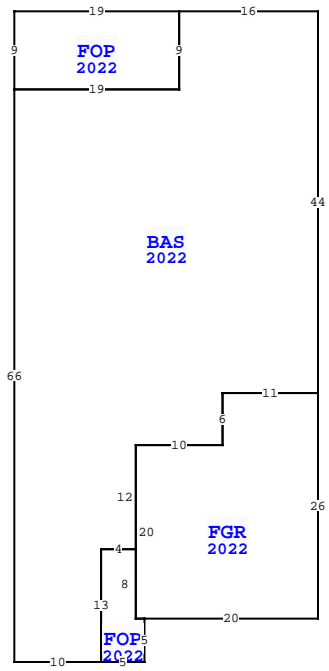
2025

10-2N-26-2010-0053-0000



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/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	1,811	100	2022
FGR	486	55	2022
FOP	57	30	2022
FOP	171	30	2022
TOTALS	2,525		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,146	113.1900	113.19	242,906	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023			Heated Area: 1811			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			241,691
TOTAL MARKET OB/XF VALUE			7,879
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			314,570
SOH/AGL Deduction			16,051
ASSESSED VALUE			298,519
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			247,797
TOTAL JUST VALUE			314,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112714	CO ISSUED	0	09/12/2022
B2112714	NEW CONSTR	267,252	09/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0421	9/14/2022	SW Q	Q	I	01	401,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NELSON IVAN VISHAAL						
2394/0349	9/21/2020	SW Q	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	NOTES
1	0811	CONCRETE B	0	100	0	672.00	SF	5.20	5.20	
2	0462	ST/AL FNC	1	100	90	450.00	SF	10.00	10.00	
3	0462	ST/AL FNC	1	100	0	1.00	SF	10.00	10.00	

TOTAL OB/XF										7,879
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9 S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N26 W11 S6 W10 S20 E1 S W1 N8 W4 S13 S N13 E4 N12 E10 N6 E11 N44 S.									

LAND DESCRIPTION										TOTAL OB/XF										7,879				
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							