

LOT 56  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

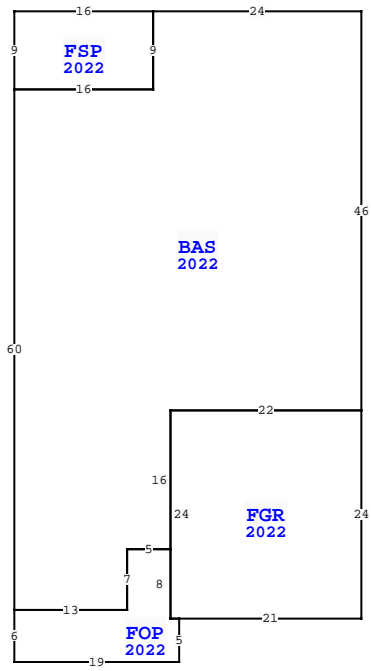
SHAVER DONALD A & ANN-MARGARET  
 75680 SPOONBILL LANE  
 YULEE, FL 32097

**2025**

10-2N-26-2010-0056-0000

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	100
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	2,075	100	2022
FGR	528	55	2022
FOP	148	30	2022
FSP	144	40	2022
TOTALS	2,895		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,467	113.9040	113.90	280,991	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2075 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			279,586
TOTAL MARKET OB/XF VALUE			3,377
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			347,963
SOH/AGL Deduction			96,507
ASSESSED VALUE			251,456
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			200,734
TOTAL JUST VALUE			347,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006647	CO ISSUED	0	05/25/2022
21009308	NEW CONSTR	305,597	07/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2585/1757	7/13/2022	SW Q	Q	I	01	451,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHAVER DONALD ARTHU						
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	100	2022	2022	3	99	3,377	

TOTAL OB/XF												3,377			
75680 SPOONBILL LN, YULEE												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	
												INC DATE		AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S9 E16 N9\$ S9 W16 S60											
FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N24 W22 S24 E1\$											
W1 N8 W5 S7 W13\$ E13 N7 E5 N16 E22 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,377			
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										