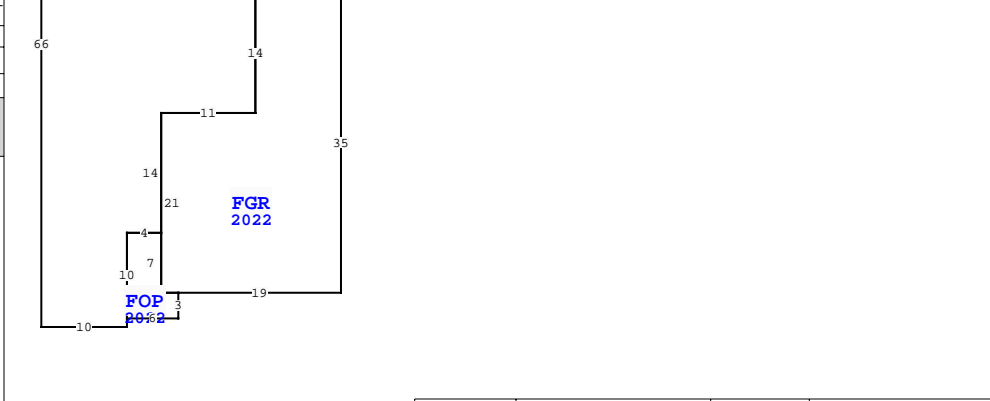


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,983	115.1451	115.15	228,342	2022	2022	0	0	0.55	99.45	
1 SINGLE FAM - 100% - 2025 Heated Area: 1601 HX Base Yr 2025												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2022	1,601	183,341
FGR	581	55	2022	320	36,645
FOP	46	30	2022	14	1,603
FOP	160	30	2022	48	5,497
TOTALS	2,388			1,983	227,086

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	227,086		
TOTAL MARKET OB/XF VALUE	3,254		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	295,340		
SOH/AGL Deduction	0		
ASSESSED VALUE	295,340		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	244,618		
TOTAL JUST VALUE	295,340		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008757	CO ISSUED	0	12/28/2022
21008757	NEW CONSTR	244,576	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1513	12/29/2022	SW	Q	I	01	348,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PARTRIDGE OLIVER BE						
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	0811	CONCRETE B	0	100	0	0		5.20	100	2022	2022	3	99	3,254	

75672 SPOONBILL LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S66 E10 N1 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N35 W10 S14 W11 S21 E2\$ W2 N7 W4 S10\$ N10 E4 N14 E11 N14 E10 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,254																						
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							