

LOT 58
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

FRENCH BRYAN C & TIFFANY J
 75664 SPOONBILL LANE
 YULEE, FL 32097

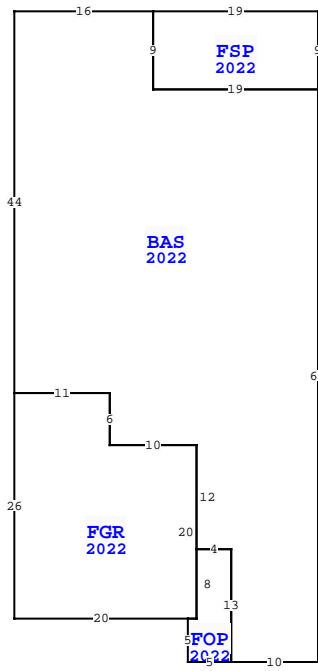
2025

10-2N-26-2010-0058-0000



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
FSP	171	40	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	2,163	113.1900	113.19	244,830	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			243,606
TOTAL MARKET OB/XF VALUE			3,459
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			312,065
SOH/AGL Deduction			28,693
ASSESSED VALUE			283,372
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			232,650
TOTAL JUST VALUE			312,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006288	CO ISSUED	0	04/21/2022
21008535	NEW CONSTR	267,508	06/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0353	4/21/2022	SW Q	Q	I	01	365,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FRENCH BRYAN CHRIST						
2394/0349	9/21/2020	SW Q	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.	

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			672.00	SF	5.20				3,459	

LAND DESCRIPTION															TOTAL OB/XF									
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							