

LOT 66
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

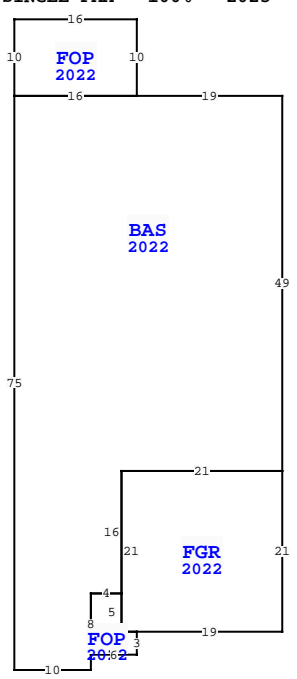
GOWER SHERI
 75637 SPOONBILL LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0066-0000

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	2,039	100	2022
FGR	441	55	2022
FOP	38	30	2022
FOP	160	30	2022
TOTALS	2,678		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,341	116.2770	116.28	272,211	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2039 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			270,850
TOTAL MARKET OB/XF VALUE			3,516
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			339,366
SOH/AGL Deduction			18,743
ASSESSED VALUE			320,623
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			269,901
TOTAL JUST VALUE			339,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007605	CO ISSUED	0	05/18/2022
21007605	NEW CONSTR	294,974	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1005	5/18/2022	SW Q	Q	I	01	399,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GOWER SHERI						
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
1	0811	CONCRETE B	0	100	0	0		5.20	100	2022	2022	3
75637 SPOONBILL LN, YULEE												

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10												
N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2\$ W2												
N5 W4 S8\$ N8 E4 N16 E21 N49\$.												

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	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								