

LOT 72
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

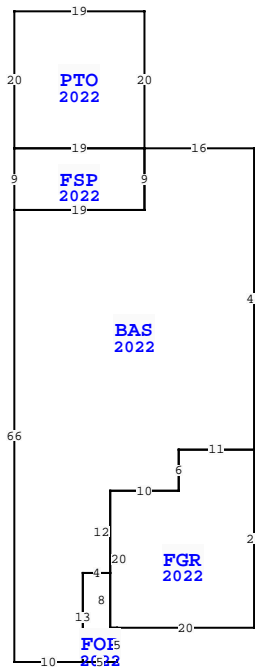
MILES PAMELA DENISE
 75685 SPOONBILL LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0072-0000

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
PTO	380	5	2022
TOTALS	2,905		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,182	113.1900	113.19	246,981	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		245,746	
TOTAL MARKET OB/XF VALUE		3,516	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		314,262	
SOH/AGL Deduction		95,368	
ASSESSED VALUE		218,894	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		168,172	
TOTAL JUST VALUE		314,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108689	CO ISSUED	0	06/28/2022
21008689	NEW CONSTR	267,149	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1908	6/28/2022	SW	Q	I	01	381,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILES PAMELA DENISE						
2394/0349	9/21/2020	SW	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	
BAS=[YR=2022] W16 PTO=[YR=2022] N20 W19 S20 E19\$	
FSP=[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\$ W1 N8 W4 S13\$	
N13 E4 N12 E10 N6 E11 N44\$.	

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	683.00	SF	5.20	5.20	100	2022	2022	3	99	3,516	

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							