

LOT 89  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

ROWE CYNTHIA M & JOSEPH H III  
 75711 SPOONBILL LN  
 YULEE, FL 32097

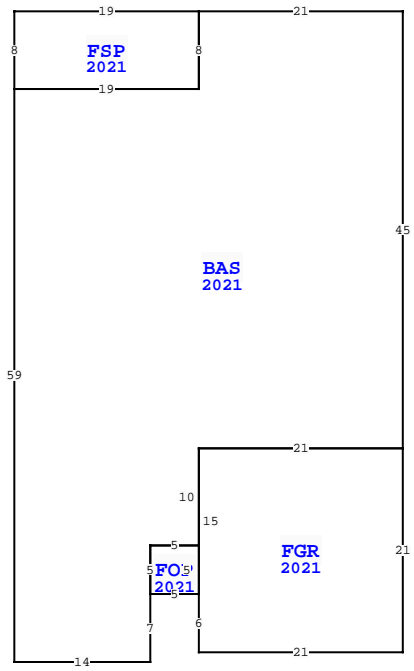
2025

10-2N-26-2010-0089-0000



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	11	CLAY TILE	60
Interior Floo	14	CARPET	40
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	2,006	100	2021
FGR	441	55	2021
FOP	25	30	2021
FSP	152	40	2021
TOTALS	2,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,318	122.2452	122.25	283,376	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023										Heated Area: 2006	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			280,542
TOTAL MARKET OB/XF VALUE			6,376
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			351,918
SOH/AGL Deduction			18,067
ASSESSED VALUE			333,851
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			278,129
TOTAL JUST VALUE			351,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003263	CO ISSUED	0	12/22/2021
21003263	NEW CONSTR	275,779	03/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
2525/0479	12/27/2021	SW	Q	I	01	345,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROWE CYNTHIA MARIE						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	0855	CONC PAVER	0	100	0	644.00	SF	10.00	10.00	100	2021	2021	3	99	6,376	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W21 FSP=[YR=2021] W19 S8 E19 N8\$ S8 W19 S59 E14 N7 FOP=[YR=2021] E5 FGR=[YR=2021] S6 E21 N21 W21 S15\$ N5 W5 S5\$ N5 E5 N10 E21 N45\$.	

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	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							