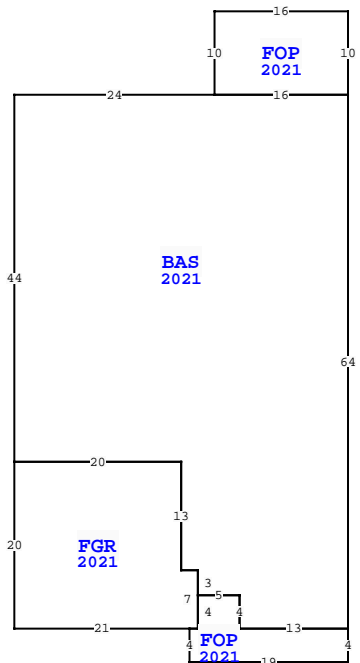


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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
BAS	2,126	100
FGR	414	55
FOP	96	30
FOP	160	30
TOTALS	2,796	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2023		290,432	2021	2021	0	0	1.00	99.00	
					Heated Area: 2126							
						HX Base Yr 2023						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		287,528
TOTAL MARKET OB/XF VALUE		6,058
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,586
SOH/AGL Deduction		18,649
ASSESSED VALUE		339,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,215
TOTAL JUST VALUE		358,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001831	CO ISSUED	0	11/19/2021
21001831	NEW CONSTR	289,434	02/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1618	11/23/2021	SW	Q	I	02	325,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CLEM KELSEY BROOKS						
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	36.00	SF	10.00	10.00	100	2021	2021	3	99	356	
2	0855	CONC PAVER	0	100	0	576.00	SF	10.00	10.00	100	2021	2021	3	99	5,702	

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

BUILDING NOTES	
75719 SPOONBILL LN, YULEE	

BUILDING DIMENSIONS	
FOP=[YR=2021] W16 S10 BAS=[YR=2021] W24 S44 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S4 E19 N4 W13 N4 W5 S4 W1\$ E1 N7 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64 W16\$ E16 N10\$.	

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							