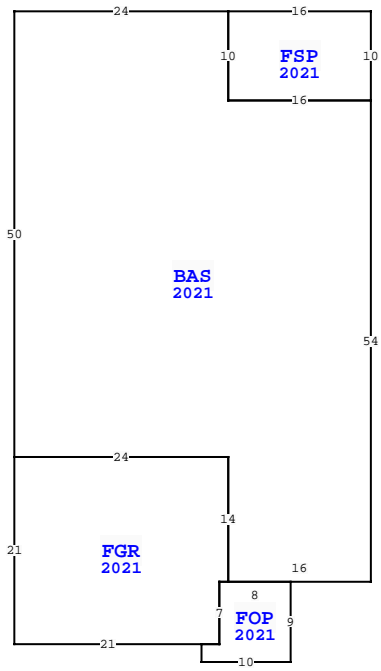


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	2,064	100	2021
FGR	497	55	2021
FOP	76	30	2021
FSP	160	40	2021
TOTALS	2,797		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,424	119.4669	119.47	289,595	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2064 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,699
TOTAL MARKET OB/XF VALUE			6,316
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			358,015
SOH/AGL Deduction			0
ASSESSED VALUE			358,015
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,015
TOTAL JUST VALUE			358,015
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			332,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002352	CO ISSUED	0	10/27/2021
21002352	NEW CONSTR	282,671	03/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1567	10/29/2021	SW	Q	I	01	315,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FLYNN MICHAEL STEPH						
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	0	0	0		638.00	SF	10.00				6,316	

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

BUILDING NOTES													
75727 SPOONBILL LN, YULEE													

BUILDING DIMENSIONS													
FSP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S2 E10 N9 W8 S7 W2\$ E2 N7 E1 N14 W24\$ E24 S14 E16 N54 W16 N10\$ S10 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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							