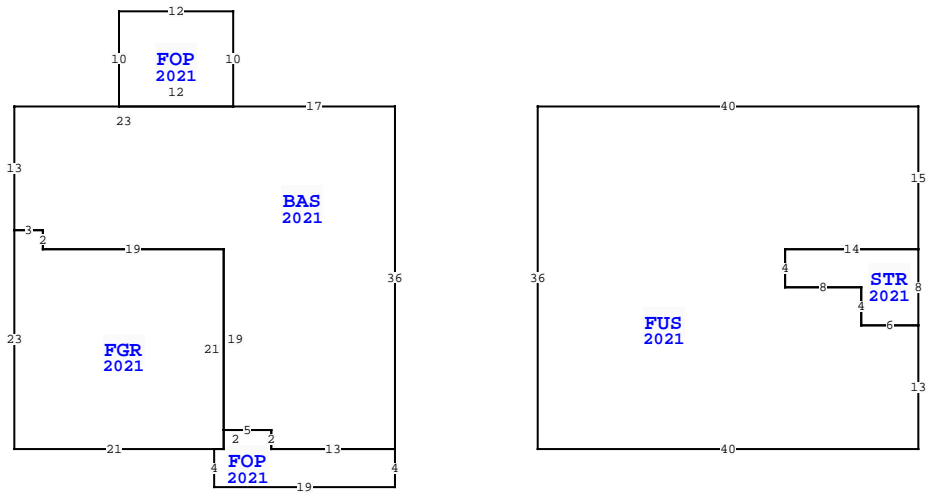


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,649	118.9440	118.94	315,072	2021	2021	0	0	1.05	98.95

1 SINGLE FAM - 100% - 2022 Heated Area: 2322 HX Base Yr 2022



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	2021	962	113,219
FGR	468	55	2021	257	30,247
FOP	86	30	2021	26	3,060
FOP	120	30	2021	36	4,237
FUS	1,360	100	2021	1,360	160,060
STR	80	10	2021	8	942
TOTALS	3,076			2,649	311,764

75743 SPOONBILL LN, YULEE

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

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	0		638.00	SF	10.00				6,316	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			311,764
TOTAL MARKET OB/XF VALUE			6,316
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			383,080
SOH/AGL Deduction			62,725
ASSESSED VALUE			320,355
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			269,633
TOTAL JUST VALUE			383,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001840	CO ISSUED	0	10/22/2021
21001840	NEW CONSTR	318,740	02/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2509/1543	10/27/2021	SW	Q	I	01	354,000

GRANTOR: LENNAR HOMES LLC
 GRANTEE: MILLER NICHOLAS W A
 2394/1755 9/23/2020 SW Q V 05 2,397,400
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 S10 E12\$ W23 S13 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S4 E19 N4 W13 N2 W5 S2 W1\$ E1 N21 W19 N2 W3\$ E3 S2 E19 S19 E5 S2 E13 N36\$ PTR= E15 FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W6 N4 W8 N4 E14\$ W14 S4 E8 S4 E6 S13 W40 N36\$ W15\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							