

LOT 95  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

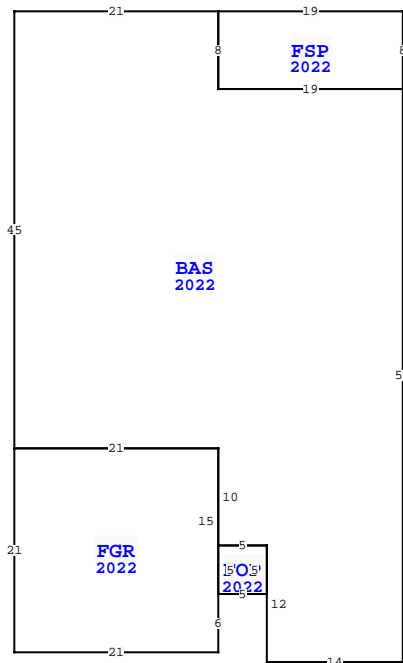
MURPHY EDITH ACOSTA  
 75759 SPOONBILL LANE  
 YULEE, FL 32097

2025

10-2N-26-2010-0095-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 50
Interior Floor	14	CARPET 50
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

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	120.9075	120.91	280,269	2022	2022	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2006 HX Base Yr 2023													



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	2,006	100	2022	2,006	241,332
FGR	441	55	2022	243	29,234
FOP	25	30	2022	8	962
FSP	152	40	2022	61	7,339
TOTALS	2,624			2,318	278,868

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				278,868
TOTAL MARKET OB/XF VALUE				6,732
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				350,600
SOH/AGL Deduction				215,983
ASSESSED VALUE				134,617
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				83,895
TOTAL JUST VALUE				350,600
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				325,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105293	CO ISSUED	0	05/17/2022
21008793	NEW CONSTR	291,045	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1640	5/20/2022	SW	Q	I	01	430,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY EDITH ACOSTA						
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	0			10.00	100	2022	2022	3	99	6,732	

75759 SPOONBILL LN, YULEE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.													

LAND DESCRIPTION														TOTAL OB/XF 6,732										
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							