

LOT 97
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

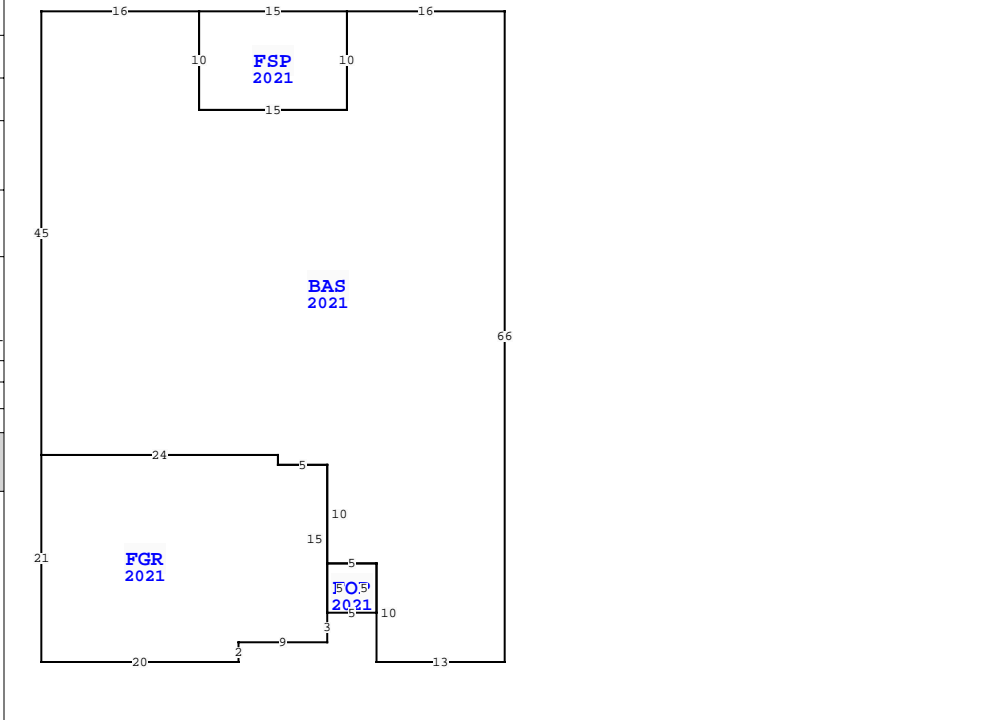
SLOAN MARLENE D
 75791 SPOONBILL LN
 YULEE, FL 32097

2025

10-2N-26-2010-0097-0000

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		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	2,688	120.9600	120.96	325,140	2021	2021	0	0	0	1.05	98.95		
1 SINGLE FAM - 100% - 2022 Heated Area: 2298 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	2,298	100	2021	2,298	275,047
FGR	586	55	2021	322	38,540
FOP	25	30	2021	8	958
FSP	150	40	2021	60	7,182
TOTALS	3,059			2,688	321,726

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			321,726	
TOTAL MARKET OB/XF VALUE			9,375	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			396,101	
SOH/AGL Deduction			66,052	
ASSESSED VALUE			330,049	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			279,327	
TOTAL JUST VALUE			396,101	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			366,932	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013200	CO ISSUED	0	08/20/2021
20013200	NEW CONSTR	310,459	01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1293	8/24/2021	SW Q	Q	I	01	364,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SLOAN MARLENE D						
2394/1755	9/23/2020	SW Q	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES														75791 SPOONBILL LN, YULEE	
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		947.00	SF	10.00				9,375	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FSP=[YR=2021] W15 S10 E15 N10\$ S10 W15 N10 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W5 N1 W24\$ E24 S1 E5 S10 E5 S10 E13 N66\$.	

LAND DESCRIPTION														TOTAL OB/XF 9,375										
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	80.00	126.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							