

LOT 42
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JAMES PETER A & ADRIANA DA VEIGA
75800 SPOONBILL LN
YULEE, FL 32097

2026

10-2N-26-2010-0042-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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	2,280	100	2021	2,280	268,036
FGR	462	55	2021	254	29,860
FOP	38	30	2021	11	1,293
FSP	208	40	2021	83	9,757
TOTALS	2,988			2,628	308,947

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,628	113.6640	119.35	313,652	2021	2021	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022

Heated Area: 2280

HX Base Yr 2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/10/2026

MLU