

LOT 91
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

FLYNN MICHAEL STEPHEN
75727 SPOONBILL LN
YULEE, FL 32097

2026

10-2N-26-2010-0091-0000



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 Floo	11	CLAY TILE 70
Interior Floo	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	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
BAS	2,064	100
FGR	497	55
FOP	76	30
FSP	160	40
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	113.7780	119.47	289,595	2021	2021	0	0	1.50	98.50

1 SINGLE FAM 0% - 0

Heated Area: 2064

HX Base Yr

The floor plan diagram shows a building layout with four labeled areas: BAS 2021 (a large central rectangle), FGR 2021 (a rectangle at the bottom left), FOP 2021 (a small square at the bottom right), and FSP 2021 (a rectangle at the top right). Dimensions are provided for various segments: 24, 16, 10, 16, 50, 54, 24, 14, 21, 16, 8, 7, 9, 21, 10, and 16.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026

MLU