

LOT 246
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

ROY LINDA/DUTT JAMES PAUL
75230 RED TWIG WAY
YULEE, FL 32097

2023

10-2N-26-2010-0246-0000



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	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	176,192
FGR	696	55	383	37,262
FOP	44	30	13	1,265
FOP	171	30	51	4,962
TOTALS	2,722		2,258	219,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,258	107.8000	97.29	219,681	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 1811		HX Base Yr 2023			
The floor plan diagram shows a building layout with three distinct areas labeled in blue: FOP 2022 (top left), BAS 2022 (center), and FGR 2022 (bottom right). The diagram is composed of several connected rectangular and L-shaped sections. Dimensions are provided for each segment of the perimeter and internal divisions. The top horizontal segment is 19 units long, followed by a vertical segment of 9 units. The right side of the top section is 16 units long. The main vertical section on the right is 44 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 66 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 12 units long. The bottom horizontal segment is 4 units long. The left side of the bottom section is 10 units long. The bottom horizontal segment is 3 units long. The left side of the bottom section is 6 units long. The bottom horizontal segment is 19 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. The bottom horizontal segment is 10 units long. The left side of the bottom section is 3 units long. 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