LOT 256
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

GARCIA MICHAEL E & STEPHANIE K
75172 RED TWIG WAY
YULEE, FL 32097

2023

10-2N-26-2010-0256-0000

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 50
Interior Floo	14	CARPET 50
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

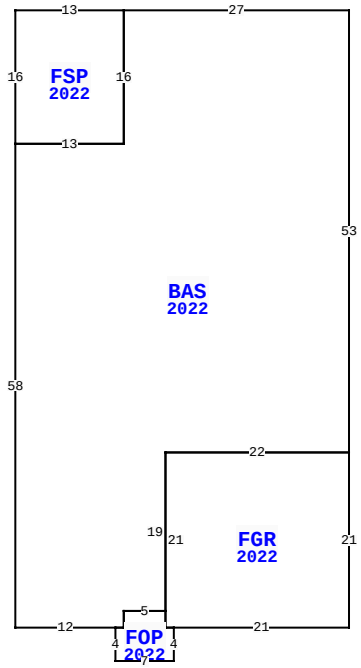
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	226,176
FGR	462	55	254	25,197
FOP	38	30	11	1,091
FSP	208	40	83	8,234
TOTALS	2,988		2,628	260,698

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	109.9200	99.20	260,698	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



75172 RED TWIG WAY, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,698
TOTAL MARKET OB/XF VALUE		5,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,478
SOH/AGL Deduction		82,308
ASSESSED VALUE		249,170
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		194,170
TOTAL JUST VALUE		331,478
NCON VALUE		265,099
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008111	CO ISSUED	0	11/03/2022
21008111	NEW CONSTR	328,756	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0279	11/11/2022	SW	Q	I	01	425,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GARCIA MICHAEL EDWA						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1$ W1 N2 W5 S2 W1 $ E1 N2 E5 N19 E22 N53$.

EXTRA FEATURES

LN	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	578.00	SF	10.00	10.00	100	2022	2022	3	100	5,780	

LAND DESCRIPTION

TOTAL OB/XF 5,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	50.00	142.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/21/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS