

LOT 257
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

FECHO LILLIAN ALINE
75166 RED TWIG WAY
YULEE, FL 32097

2023

10-2N-26-2010-0257-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,447	111.2300	100.39	245,654	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2126											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023											
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		3 100																								
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	2,126	100	2,126	213,429																						
FGR	414	55	228	22,889																						
FOP	96	30	29	2,911																						
FSP	160	40	64	6,425																						
TOTALS			2,796		2,447	245,654																				
EXTRA FEATURES			75166 RED TWIG WAY, 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	578.00	SF	10.00	10.00	100	2022	2022	3	100	5,780											
BLD DATE																										
XF DATE																										
INC DATE																										
LGL DATE																										
LAND DATE																										
AG DATE																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=2022] W24 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S64																										
FOP=[YR=2022] S4 E19 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7																										
E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N3 E2 N13 E20 N44\$.																										
LAND DESCRIPTION			TOTAL OB/XF														5,780									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	140.00	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																										