LOT 264
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BOOZER JOSHUA ONEIL & SARAH E
75126 RED TWIG WAY
YULEE, FL 32097

2023

10-2N-26-2010-0264-0000

BUILDING CHARACTERISTICS

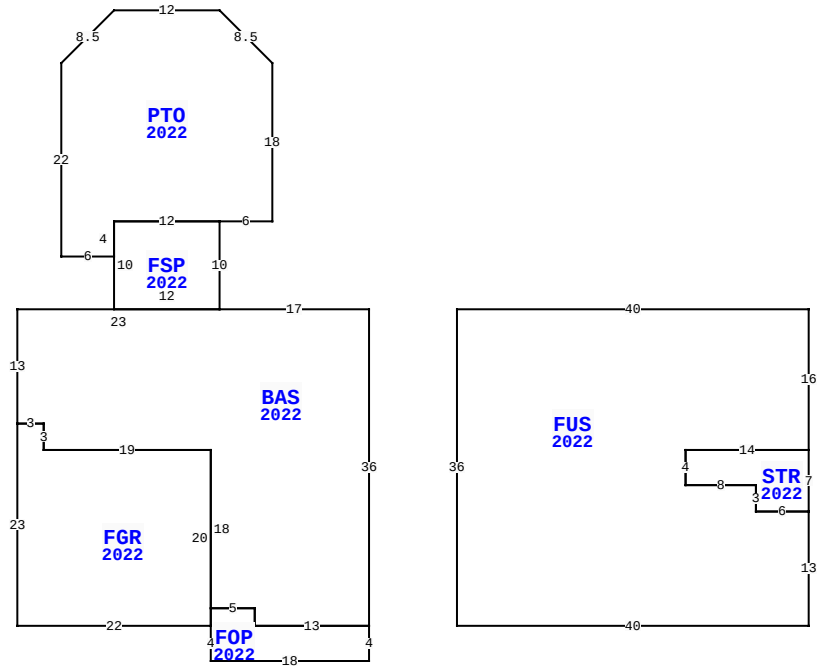
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	981	100	981	94,510
FGR	449	55	247	23,796
FOP	82	30	25	2,409
FSP	120	40	48	4,624
FUS	1,366	100	1,366	131,600
PTO	564	5	28	2,698
STR	74	10	7	674
TOTALS	3,636		2,702	260,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	106.7520	96.34	260,311	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2347 HX Base Yr 2023



75126 RED TWIG WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,311
TOTAL MARKET OB/XF VALUE		5,760
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,071
SOH/AGL Deduction		0
ASSESSED VALUE		331,071
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		276,071
TOTAL JUST VALUE		331,071
NCON VALUE		266,071
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009408	CO ISSUED	0	08/31/2022
21006826	NEW CONSTR	336,392	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1376	9/01/2022	SW	Q	I	01	376,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOOZER JOSHUA ONEIL						
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] W17 FSP=[YR=2022] N10 PTO=[YR=2022] E6 N18 U6 L6 W12 D6 L6 S22 E6 N4 E12$ W12 S10 E12$ W23 S13 FGR=[YR=2022] S23 E22 FOP=[YR=2022] S4 E18 N4 W13 N2 W5 S2$ N20 W19 N3 W3$ E3 S3 E19 S18 E5 S2 E13 N36$ PTR= E10 FUS=[YR=2022] E40 S16 STR=[YR=2022] S7 W6 N3 W8 N4 E14$ W14 S4 E8 S3 E6 S13 W40 N36$ W10$.

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	576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 5,760

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	56.00	129.00	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