

LOT 276
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MISTRON ANTONIO C & CHRISTINE ELIZABETH
75199 RED TWIG WAY
YULEE, FL 32097

2023

10-2N-26-2010-0276-0000



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	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,409	111.2300	100.39	241,840	2022	2022	0	0	0.00	100.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 2064												
Roof Cover	03	COMP SHNGL 100	10													HX Base Yr												
Interior Wall	05	DRYWALL 100	16													24												
Interior Floo	11	CLAY TILE 50	10													10												
Interior Floo	14	CARPET 50	16													10												
Air Condition	03	CENTRAL 100	54													20												
Heating Type	04	AIR DUCTED 100	7													21												
Bedrooms		3 100	14													8												
Bathrooms		2 100	6													10												
Frame	02	WOOD FRAME 100	24													20												
Stories	1.	1. 100	10													21												
Units	0	0 100	8													10												
Occupancy	00	NONE 100	10													21												
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	2,064	100	2,064	207,205																								
FGR	474	55	261	26,202																								
FOP	68	30	20	2,008																								
FSP	160	40	64	6,425																								
TOTALS			2,766	2,409	241,840																							
EXTRA FEATURES			75199 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	0	0	0	630.00	SF	10.00	10.00	100	2022	2022	3	100	6,300												
2	0462	ST/AL FNC	0	0	96	0	480.00	SF	10.00	10.00	100	2022	2022	3	100	4,800												
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600												
BUILDING DIMENSIONS																												
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S10 E16 N10\$ S10 W16 S54 E9 FOP=[YR=2022] S8 E10 N2 FGR=[YR=2022] E21 N20 W24 S14 E1 S6 E2\$ W2 N6 W8\$ E7 N14 E24 N50\$.																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000134	C	SFR POND	0		PUD	81.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 12/13/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																												