LOT 249
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BALANAGA NAGARAJAN & SNEHA
75212 RED TWIG WAY
YULLEE, FL 32097

2024

10-2N-26-2010-0249-0000

BUILDING CHARACTERISTICS

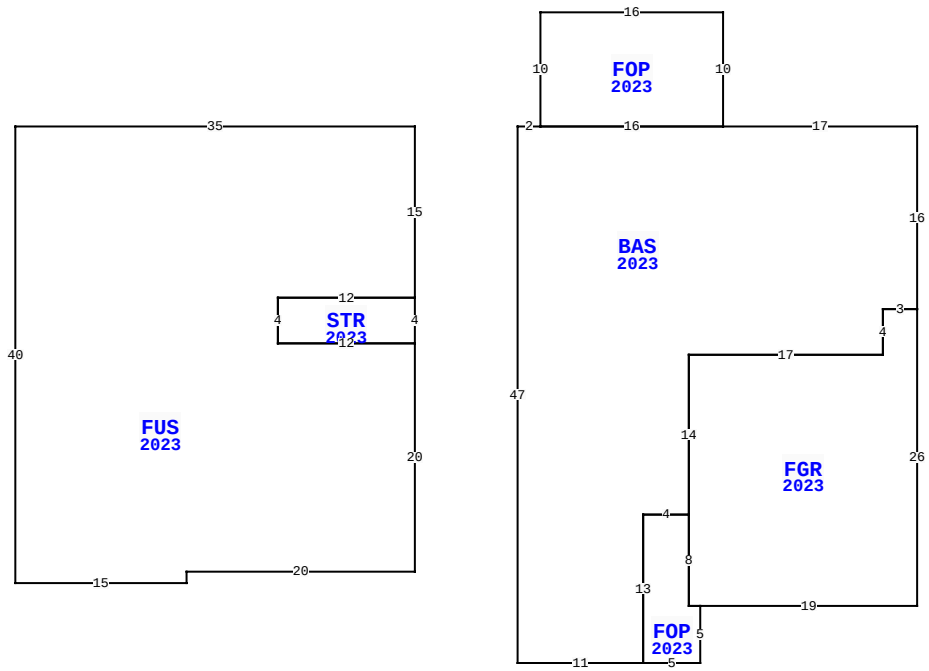
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,041	100	1,041	103,298
FGR	452	55	249	24,708
FOP	57	30	17	1,687
FOP	160	30	48	4,763
FUS	1,332	100	1,332	132,174
STR	48	10	5	496
TOTALS	3,090		2,692	267,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	104.4480	99.23	267,127	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2373 HX Base Yr 2024



75212 RED TWIG WAY, YULLEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,127
TOTAL MARKET OB/XF VALUE		11,398
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,525
SOH/AGL Deduction		0
ASSESSED VALUE		343,525
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,525
TOTAL JUST VALUE		343,525
NCON VALUE		278,525
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1009037	CO ISSUED	0	02/27/2023
21009037	NEW CONSTR	386,088	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0051	2/28/2023	SW	Q	I	01	390,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BALANAGA NAGARAJAN						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=65,10] W35 S40 E15 N1 E20 N20 W12 N4 E12 N15 $
BAS=[YR=2023;ORIG=109,10] W17 W16 W2 S47 E11 N13 E4 N14 E17 N4 E3 N16 $
FGR=[YR=2023;ORIG=109,26] W3 S4 W17 S14 S8 E1 E19 N26 $
FOP=[YR=2023;ORIG=92,0] W16 S10 E16 N10 $
FOP=[YR=2023;ORIG=89,44] W4 S13 E5 N5 W1 N8 $
STR=[YR=2023;ORIG=65,25] W12 S4 E12 N4 $
.

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	0810	CONCRETE A	0	100	0	0	692.00	SF	6.50	6.50	100	2024	2023		100	4,498	
2	0462	ST/AL FNC	0	100	126	0	630.00	SF	10.00	10.00	100	2024	2023		100	6,300	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,398

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	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/06/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS