

LOT 255
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

VALA AMAR JAYESH
75178 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0255-0000



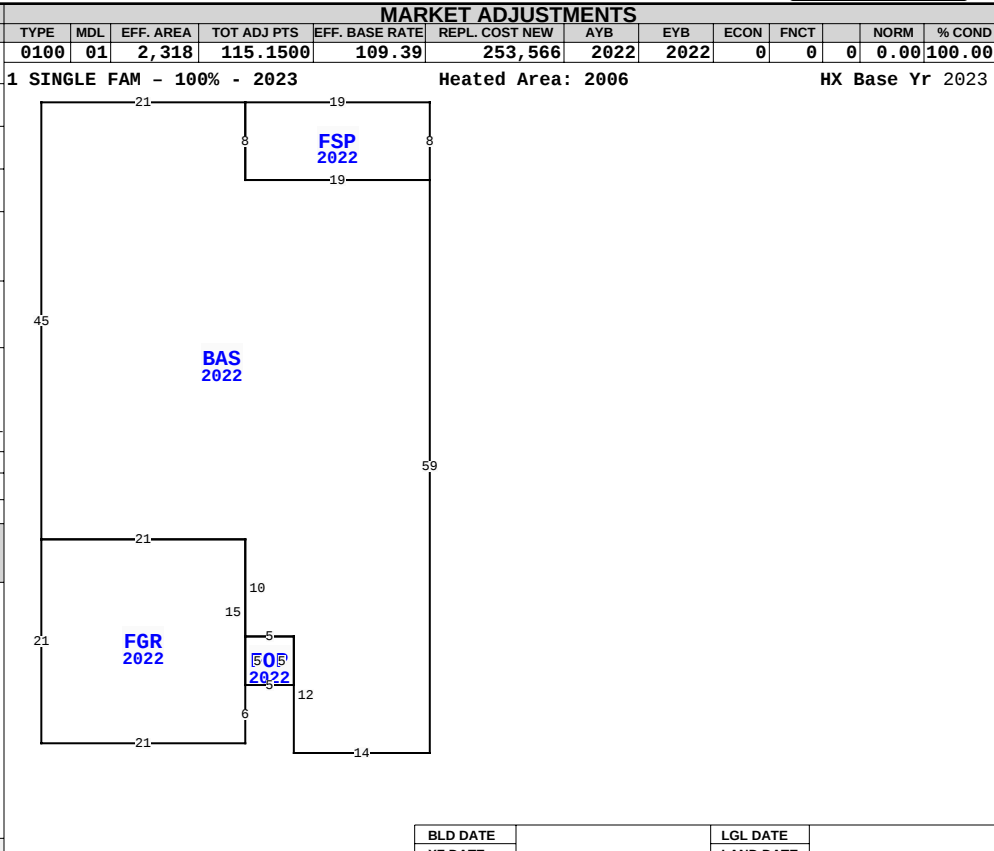
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,006	100	2,006	219,436
FGR	441	55	243	26,582
FOP	25	30	8	875
FSP	152	40	61	6,673
TOTALS	2,624		2,318	253,566

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	604.00	SF	10.00	10.00	100	2022	2022	3	100

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
1	000135	C	SFR CNSVTN	100		PUD	64.00	147.00	1.00	LT		1.00	1.00	1.00



75178 RED TWIG WAY, YULEE										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										253,566				
TOTAL MARKET OB/XF VALUE										6,040				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										324,606				
SOH/AGL Deduction										3,321				
ASSESSED VALUE										321,285				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										271,285				
TOTAL JUST VALUE										324,606				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										311,927				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015497	CO ISSUED	0	11/29/2022
21015497	NEW CONSTR	331,441	11/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2604/0878	11/22/2022	SW	Q	I	01	368,600	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: VALA AMAR JAYESH							
2447/1450	3/29/2021	SW	Q	V	05	5,404,800	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.														