

LOT 256
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

GARCIA MICHAEL E & STEPHANIE K
75172 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0256-0000



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		2.5 100
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	2,280	100	2,280	238,078
FGR	462	55	254	26,523
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,988		2,628	274,416

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	578.00	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	50.00	142.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,628	109.9200	104.42	274,416	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023														
Heated Area: 2280														
HX Base Yr 2023														

Floor plan diagram showing areas FSP 2022, BAS 2022, FGR 2022, and FOP 2022 with dimensions.

75172 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										274,416				
TOTAL MARKET OB/XF VALUE										5,780				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										345,196				
SOH/AGL Deduction										88,551				
ASSESSED VALUE										256,645				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										201,645				
TOTAL JUST VALUE										345,196				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										331,478				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008111	CO ISSUED	0	11/03/2022
21008111	NEW CONSTR	328,756	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0279	11/11/2022	SW	Q	I	01	425,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: GARCIA MICHAEL EDWA							
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														
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.														