

ROBERTS MARCUS PATRICK
75160 RED TWIG WAY
YULEE, FL 32097

10-2N-26-2010-0258-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall

31

HARDIE BRD 90

21

Exterior Wall

03

STONE 10

05

Roof Structur

03

GABLE/HIP 100

11

Roof Cover

03

COMP SHNGL 100

14

Interior Wall

05

DRYWALL 100

03

Interior Floo

11

CLAY TILE 50

04

Interior Floo

14

CARPET 50

00

Air Condition

03

CENTRAL 100

02

Heating Type

04

AIR DUCTED 100

1.

Bedrooms

4

100

0

Bathrooms

3

100

00

Frame

02

WOOD FRAME 100

1.

Stories

1.

100

0

Units

100

00

Occupancy

00

NONE 100

03

Quality

03

Quality Level 03

0100

DOR CODE

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

221,010

FGR

441

55

243

26,773

FOP

25

30

8

882

FSP

152

40

61

6,721

TOTALS

2,624

2,318

255,385

EXTRA FEATURES

75160 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

578.00

SF

10.00

10.00

100

2022

2022

3

100

5,780

LAND DESCRIPTION

TOTAL OB/XF

5,780

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0

PUD

50.00

138.00

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 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM

% CONDD

010001

2,318

116.0320

110.23

255,513

2022

2022

0

0

0.05

99.95

1 SINGLE FAM - 0% - 2023

Heated Area: 2006

HX Base Yr

21

19

8

19

45

21

59

10

15

5

5

5

21

21

14

7

6

FSP

2022

BAS

2022

FGR

2022

FOP

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2600/0853

10/31/2022

SW Q

I

01

409,100

GRANTOR: LENNAR HOMES LLC

GRANTEE: ROBERT MARCUS PATRI

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] W21 FSP=[YR=2022] W19 S8 E19 N8\$ S8 W19 S59 E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N21 W21 S15\$ N5 W5 S5\$ N5 E5 N10 E21 N45\$.

NASSAU COUNTY PROPERTY

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