

LOT 267
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

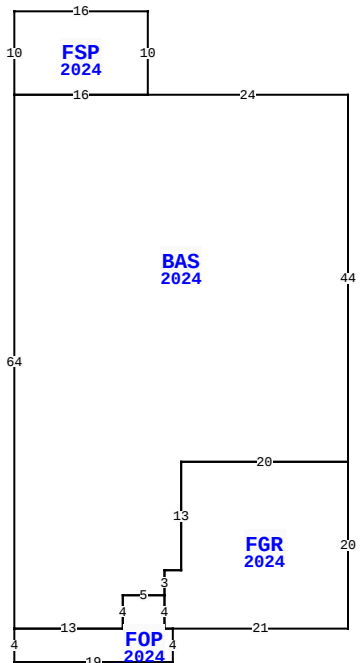
LENEAVE ROBERT TYLER & EMILY ROSE
75125 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0267-0000



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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	2,126	100	2,126	224,654
FGR	414	55	228	24,093
FOP	96	30	29	3,064
FSP	160	40	64	6,763
TOTALS	2,796		2,447	258,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,447	111.2300	105.67	258,574	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2126 HX Base Yr											
											
75125 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										258,574		
TOTAL MARKET OB/XF VALUE										6,990		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										330,564		
SOH/AGL Deduction										0		
ASSESSED VALUE										330,564		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										330,564		
TOTAL JUST VALUE										330,564		
NCON VALUE										265,564		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										65,000		