LOT 269
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

RAMPOLLA MARK ANDREW
75135 RED TWIG WAY
YULEE, FL 32097

**2024**

**10-2N-26-2010-0269-0000**

## 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 |
| Quality | 03 | Quality Level 03 |

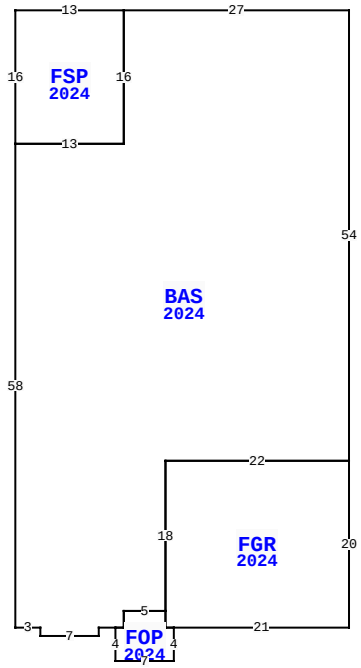
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,309 | 100 | 2,309 | 241,106 |
| FGR | 440 | 55 | 242 | 25,270 |
| FOP | 38 | 30 | 11 | 1,149 |
| FSP | 208 | 40 | 83 | 8,667 |
| TOTALS | 2,995 | | 2,645 | 276,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,645 | 109.9200 | 104.42 | 276,191 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2309 HX Base Yr 2024




75135 RED TWIG WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,191 |
| TOTAL MARKET OB/XF VALUE | | 6,190 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 347,381 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 347,381 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 297,381 |
| TOTAL JUST VALUE | | 347,381 |
| NCON VALUE | | 282,381 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2004477 | CO ISSUED | 0 | 03/13/2023 |
| 22004477 | NEW CONSTR | 375,554 | 03/22/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2628/0159 | 3/29/2023 | SW | Q | I | 01 | 423,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: RAMPOLLA MARK ANDRE | | | | | | |
| 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=2024;ORIG=40,0] E27 S54 W22 S18 W5 S2 W1 W2 S1 W7 N1 W3 N58 E13 N16 $
FOP=[YR=2024;ORIG=45,74] N2 W5 S2 W1 S4 E7 N4 W1 $
FGR=[YR=2024;ORIG=67,74] W21 W1 N2 N18 E22 S20 $
FSP=[YR=2024;ORIG=40,16] W13 N16 E13 S16 $
.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 619.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,190 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,190

| 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 | 000134 | C | SFR POND | 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