

LOT 272
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

RUIZ JORGE LUIS & MARIVETTE V
75157 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0272-0000



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
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	2,126	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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	592.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	50.00	120.00	1.00	LT	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	2,447	111.2300	105.67	258,574	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 2126			HX Base Yr 2023			
The floor plan diagram shows a building layout with four labeled areas: FSP 2022 (top left), BAS 2022 (center), FGR 2022 (bottom right), and FOP 2022 (bottom left). Dimensions are provided for various segments: FSP 2022 (16, 10, 10, 16); BAS 2022 (24, 44, 64); FGR 2022 (20, 20, 21, 13, 3, 7, 5, 4, 4); FOP 2022 (13, 4, 19, 4,												

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	0 100	0	0	592.00	SF	10.00	10.00	100	2022	2022	3	100	5,920	

TOTAL OB/XF 5,920															
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	UNIT PRICE
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,574	
TOTAL MARKET OB/XF VALUE		5,920	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		329,494	
SOH/AGL Deduction		83,558	
ASSESSED VALUE		245,936	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		190,936	
TOTAL JUST VALUE		329,494	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015181	CO ISSUED	0	10/28/2022
21015181	NEW CONSTR	347,865	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0553	10/27/2022	SW	Q	I	01	439,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RUIZ JORGE LUIS & M						
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] W24 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S64 FOP=[YR=2022] S4 E19 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N3 E2 N13 E20 N44\$.															