

MUSCENTE ROBERT A & CYNTHIA J
75163 RED TWIG WAY
YULEE, FL 32097

10-2N-26-2010-0273-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall

Hardie BRD 90

Exterior Wall

STONE 10

Roof Structure

GABLE/HIP 100

Roof Cover

COMP SHNGL 100

Interior Wall

DRYWALL 100

Interior Floor

CLAY TILE 50

Interior Floor

CARPET 50

Air Condition

CENTRAL 100

Heating Type

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame Stories

WOOD FRAME 100
1. 1. 100

Units

0 100

Occupancy

NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA 05

NEIGHBORHOOD/LOC

5020.00

TOTALS

2,6242,318255,385

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100012,318116.0320

EFF. BASE RATE110.23

REPL. COST NEW255,513

AYB2022

EYB2022

ECON0

FNCT0

NORM0.05

% COND99.95

1 SINGLE FAM - 100% - 2023

Heated Area: 2006

HX Base Yr 2023

FSP2022

BAS2022

FGR2022

FOP2022

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

75163 RED TWIG WAY, YULEE

LAND DESCRIPTION

TOTAL OB/XF11,684

REVIEW DATE10/26/2022BYKW

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE255,385

TOTAL MARKET OB/XF VALUE11,684

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE332,069

SOH/AGL Deduction163,957

ASSESSED VALUE168,112

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE118,112

TOTAL JUST VALUE332,069

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE319,531

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2600/025910/28/2022SWQI01440,000

GRANTOR: LENNAR HOMES LLC

GRANTEE: MUSCENTE ROBERT ALE

2447/14503/29/2021SWQV055,404,800

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\$.