

LOT 276
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MISTRON ANTONIO C & CHRISTINE ELIZABETH
75199 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0276-0000



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	2,064	100	2,064	218,103
FGR	474	55	261	27,580
FOP	68	30	20	2,113
FSP	160	40	64	6,763
TOTALS	2,766		2,409	254,559

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	630.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	96	0	480.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	81.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,409	111.2300	105.67	254,559	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2064											
HX Base Yr											

75199 RED TWIG WAY, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
630.00	SF	10.00	10.00	100	2022	2022	3	100	6,300		
480.00	SF	10.00	10.00	100	2022	2022	3	98	4,704		
2.00	UT	300.00	300.00	100	2022	2022	3	99	594		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										254,559	
TOTAL MARKET OB/XF VALUE										11,598	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										331,157	
SOH/AGL Deduction										0	
ASSESSED VALUE										331,157	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										331,157	
TOTAL JUST VALUE										331,157	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										318,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1016474	CO ISSUED	0	11/08/2022
21016474	NEW CONSTR	339,824	11/29/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0308	11/11/2022	SW	Q	I	01	395,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MISTRON ANTONIO CHR							
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] W16 S10 E16 N10\$ S10 W16 S54 E9 FOP=[YR=2022] S8 E10 N2 FGR=[YR=2022] E21 N20 W24 S14 E1 S6 E2\$ W2 N6 W8\$ E7 N14 E24 N50\$.											