

DUNN REGINALD TRENT
75223 RED TWIG WAY
YULEE, FL 32097

10-2N-26-2010-0279-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5020.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,1381001,138109,601

FGR4705525824,848

FOP20306578

FOP3503010510,113

FUS1,5021001,502144,658

STR70107674

TOTALS3,5503,016290,471

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100013,016101.384096.31290,471202220220000100.00

1 SINGLE FAM - 100% - 2024Heated Area: 2640HX Base Yr

FOP2022

BAS2022

FGR2022

FOP2022

FUS2022

STR2022

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE290,471

TOTAL MARKET OB/XF VALUE3,910

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE359,381

SOH/AGL Deduction0

ASSESSED VALUE359,381

TOTAL EXEMPTION VALUE13359,381

BASE TAXABLE VALUE0

TOTAL JUST VALUE359,381

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE344,874

PERMIT NUMDESCRIPTIONAMTISSUED

22008974CO ISSUED006/13/2022

21009061NEW CONSTR431,72709/01/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2584/01626/17/2022SWQI01440,000

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE:DUNN REGINALD TRENT

2451/07574/07/2021SWQV052,612,500

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W10 N5 W10\$ E10 S5 E10 S16 E4 S13 E11 N52 W35\$ E35 N10\$ PTR= E15 FUS=[YR=2022] E35 S22 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S15 W19 S2 W16 N46\$ W15\$.

EXTRA FEATURES

75223 RED TWIG WAY, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000752.00SF5.205.201002022202231003,910

LAND DESCRIPTION

TOTAL OB/XF3,910

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CSFR POND100PUD102.00130.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE06/23/2022BY TWWW

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

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