LOT 247
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

SHANNON DAVID & PAULA
75226 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0247-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

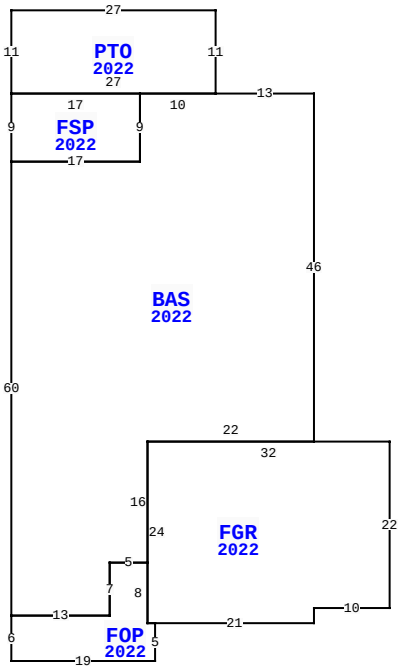
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2022	2,066	234,140
FGR	748	55	2022	411	46,579
FOP	148	30	2022	44	4,987
FSP	153	40	2022	61	6,913
PTO	297	5	2022	15	1,700
TOTALS	3,412			2,597	294,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	113.9040	113.90	295,798	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2066 HX Base Yr 2023



75226 RED TWIG WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,319
TOTAL MARKET OB/XF VALUE		14,868
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,187
SOH/AGL Deduction		19,888
ASSESSED VALUE		354,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,577
TOTAL JUST VALUE		374,187
NCON VALUE		3,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011404	0911 10 X 18	11,000	10/08/2024
21013612	CO ISSUED	0	07/11/2022
21013612	NEW CONSTR	361,942	10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1543	7/13/2022	SW	Q	I	01	469,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHANNON DAVID & PAU						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 PTO=[YR=2022] N11 W27 S11 E27$ W10 FSP=[YR=2022] W17 S9 E17 N9$ S9 W17 S60 FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N2 E10 N22 W32 S24 E1$ W1 N8 W5 S7 W13$ E13 N7 E5 N16 E22 N46$.

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	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2022	2022	3	99	4,695	
2	0462	ST/AL FNC	0	100	126	0	630.00	SF	10.00	10.00	100	2022	2022	3	95	5,985	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0912	SCRN RM G	0	100	18	10	180.00	SF	20.00	20.00	100	2025	2024		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 14,868

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	000135	C	RES NATURAL	100		PUD	61.00	122.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/10/2025 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS