

LOT 249
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BALANAGA NAGARAJAN & SNEHA
75212 RED TWIG WAY
YULLEE, FL 32097

2025

10-2N-26-2010-0249-0000



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	14	CARPET 60			
Interior Floo	13	LVT/LAMNT 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
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	1,041	100	2023	1,041	114,166
FGR	452	55	2023	249	27,308
FOP	57	30	2023	17	1,864
FOP	160	30	2023	48	5,264
FUS	1,332	100	2023	1,332	146,080
STR	48	10	2023	5	548
TOTALS	3,090			2,692	295,232

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,692	109.6704	109.67	295,232	2023	2023	0	0
1 SINGLE FAM - 100% - 2024 Heated Area: 2373 HX Base Yr 2024									
BLD DATE						LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

TOTALS		3,090				2,692		295,232		75212 RED TWIG WAY, YULEE					XF DATE				LAND DATE	
EXTRA FEATURES										INC DATE						AG DATE				
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	0810	CONCRETE A	0	100	0	0	692.00		SF	6.50	6.50	100	2024	2023		100	4,498			
2	0462	ST/AL FNC	0	100	126	0	630.00		SF	10.00	10.00	100	2024	2023		98	6,174			
3	0463	FENCE GATE	0	100	0	0	2.00		UT	300.00	300.00	100	2024	2023		99	594			