LOT 251
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MCEWAN BENJAMIN & ELIZABETH
75202 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0251-0000

BUILDING CHARACTERISTICS

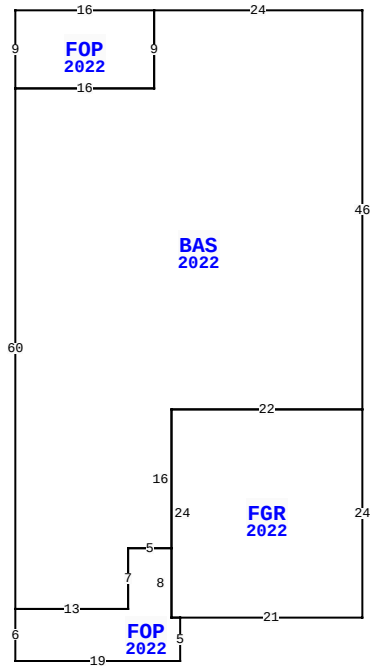
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,075	100	2022	2,075	234,836
FGR	528	55	2022	290	32,820
FOP	144	30	2022	43	4,866
FOP	148	30	2022	44	4,979
TOTALS	2,895			2,452	277,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	113.8032	113.80	279,038	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2075 HX Base Yr 2023



75202 RED TWIG WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,503
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,179
SOH/AGL Deduction		19,137
ASSESSED VALUE		327,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,320
TOTAL JUST VALUE		346,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012349	CO ISSUED	0	08/08/2022
21008762	NEW CONSTR	305,597	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1658	8/10/2022	WD	Q	I	01	433,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCEWAN BENJAMIN & E						
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] W24 FOP=[YR=2022] W16 S9 E16 N9$ S9 W16 S60 FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N24 W22 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	714.00	SF	5.20	5.20	100	2022	2022	3	99	3,676	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/19/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS