LOT 252
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

PORCHER CHRISTINE ANN & LAZARO CORDELL
75194 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0252-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

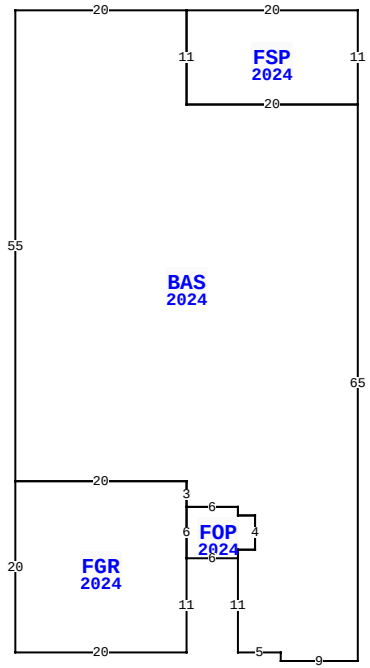
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2024	2,279	269,925
FGR	400	55	2024	220	26,057
FOP	44	30	2024	13	1,540
FSP	220	40	2024	88	10,423
TOTALS	2,943			2,600	307,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	118.4400	118.44	307,944	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2279 HX Base Yr 2024



75194 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		307,944
TOTAL MARKET OB/XF VALUE		6,560
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		379,504
SOH/AGL Deduction		204,022
ASSESSED VALUE		175,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,760
TOTAL JUST VALUE		379,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108124	CO		05/04/2023
21008124	NEW CONSTR	324,106	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/691	5/08/2023	SW	Q	I	01	445,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PORCHER CHRISTINE A						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00	10.00	100	2024	2023		100	6,560	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,39] E20 S11 E20 S65 W9 N1 W5 N11 N1 E2 N4 W2 N1 W6 N3 W20 N55 $
FGR=[YR=2024;ORIG=10,114] W20 N20 E20 S3 S6 S11 $
FSP=[YR=2024;ORIG=10,39] E20 S11 W20 N11 $
FOP=[YR=2024;ORIG=10,103] E6 N1 E2 N4 W2 N1 W6 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,560

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	000134	C	RES POND	100		PUD	78.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/06/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS