LOT 254
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

SAULS DONALD LAMAR & CAROL LEHE L/E/
75184 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0254-0000

BUILDING CHARACTERISTICS

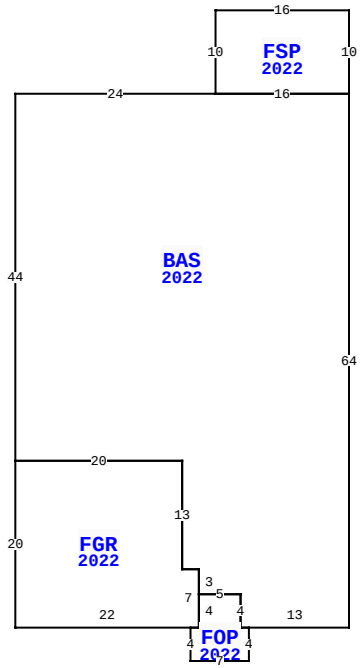
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,126	100	2022	2,126	247,055
FGR	414	55	2022	228	26,495
FOP	48	30	2022	14	1,627
FSP	160	40	2022	64	7,438
TOTALS	2,748			2,432	282,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	116.7915	116.79	284,033	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2126 HX Base Yr 2023



75184 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		282,613
TOTAL MARKET OB/XF VALUE		5,891
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,504
SOH/AGL Deduction		56,222
ASSESSED VALUE		297,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,560
TOTAL JUST VALUE		353,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015063	CO ISSUED	0	10/28/2022
21015063	NEW CONSTR	346,278	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/102	6/29/2023	WD	U	I	11	100
GRANTOR: SAULS DONALD LAMAR &						
GRANTEE: WILKINSON LORI E						
2599/0593	10/27/2022	SW	Q	I	01	462,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SAULS DONALD LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E22 N7 W2 N13 W20$ E20 S13 E2 S3 FOP=[YR=2022] S4 W1 S4 E7 N4 W1 N4 W5$ E5 S4 E13 N64 W16$ E16 N10$.

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	595.00	SF	10.00	10.00	100	2022	2022	3	99	5,891	

LAND DESCRIPTION

TOTAL OB/XF 5,891

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	56.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/28/2022 BY WW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS