

HAUGER TREY ROBERT
75130 RED TWIG WAY
YULEE, FL 32097

10-2N-26-2010-0263-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

10001

Roof Cover

03

COMP SHNGL 100

05

Interior Wall

11

CLAY TILE 50

14

Interior Floo

03

CARPET 50

04

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

10002

Bedrooms
Bathrooms
Frame

02

WOOD FRAME 100

10000

Stories
Units
Occupancy

10000

1. 100
0 100
NONE 100

04

Quality Level 04

0100

SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC

5020.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,01110020222,011233,691

FGR44155202224328,238

FOP253020228929

FOP152302022465,345

TOTALS2,6292,308268,203

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,308116.7915116.79269,55120222022000.5099.50

1 SINGLE FAM - 100% - 2023Heated Area: 2011HX Base Yr 2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

268,2036,41565,000339,61818,287321,33150,722270,609339,6180315,366

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2770/13842/20/2025WDQI01350,000

GRANTOR: RUSSELL-WARREN RAVENGRANTEE: HAUGER TREY ROBERT2572/03325/31/2022SWQI01346,500GRANTOR: LENNAR HOMES LLCGRANTEE: RUSSELL-WARREN RAVE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N5 FOP 2022= E5 N5 W5 S5\$ N16 W21\$ E21 S11 E5 S11 E14 N59 W19 N8\$ S8 E19 N8\$.

75130 RED TWIG WAY, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10855CONC PAVER01000648.00SF10.0010.00100202220223996,415

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRESNATURAL100PUD50.00127.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE06/23/2022BYTWWWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS