LOT 266
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

SWARTZ RYAN C & JORDAN V
75115 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0266-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

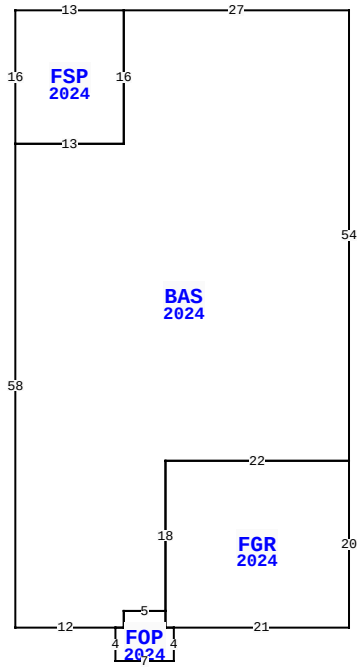
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2024	2,302	265,697
FGR	440	55	2024	242	27,932
FOP	38	30	2024	11	1,270
FSP	208	40	2024	83	9,580
TOTALS	2,988			2,638	304,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	115.4160	115.42	304,478	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2302 HX Base Yr 2024



75115 RED TWIG WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,478
TOTAL MARKET OB/XF VALUE		6,190
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		375,668
SOH/AGL Deduction		110,785
ASSESSED VALUE		264,883
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,161
TOTAL JUST VALUE		375,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004975	CO ISSUED	0	02/23/2023
22004975	NEW CONSTR	374,368	03/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0454	2/23/2023	SW	Q	I	01	425,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SWARTZ RYAN CHRISTO						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E27 S54 W22 S18 W5 S2 W1 W12 N58 E13 N16 $
FGR=[YR=2024;ORIG=67,74] W21 W1 N2 N18 E22 S20 $
FSP=[YR=2024;ORIG=40,16] W13 N16 E13 S16 $
FOP=[YR=2024;ORIG=45,74] N2 W5 S2 W1 S4 E7 N4 W1 $
.

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	619.00	SF	10.00	10.00	100	2024	2023		100	6,190	

LAND DESCRIPTION

TOTAL OB/XF 6,190

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	95.00	126.00	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