LOT 272
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

RUIZ JORGE LUIS & MARIVETTE V
75157 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0272-0000

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

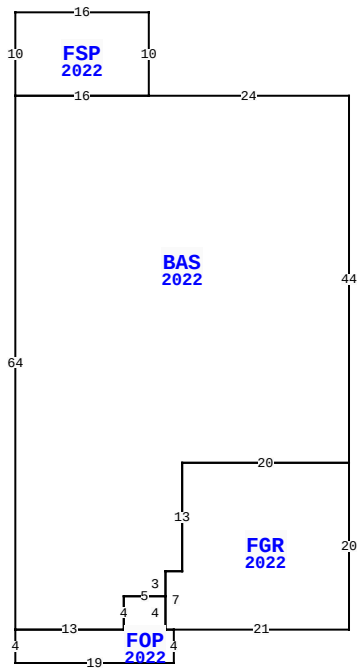
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

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	96	30	2022	29	3,370
FSP	160	40	2022	64	7,438
TOTALS	2,796			2,447	284,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	116.7915	116.79	285,785	2022	2022	0	0	0	0.50	99.50

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



75157 RED TWIG WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,356
TOTAL MARKET OB/XF VALUE		5,861
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,217
SOH/AGL Deduction		102,149
ASSESSED VALUE		253,068
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,346
TOTAL JUST VALUE		355,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015181	CO ISSUED	0	10/28/2022
21015181	NEW CONSTR	347,865	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0553	10/27/2022	SW	Q	I	01	439,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RUIZ JORGE LUIS & M						
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=2022] W24 FSP=[YR=2022] N10 W16 S10 E16$ W16 S64
FOP=[YR=2022] S4 E19 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7
E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N3 E2 N13 E20 N44$.

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	592.00	SF	10.00	10.00	100	2022	2022	3	99	5,861	

LAND DESCRIPTION

TOTAL OB/XF 5,861

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

REVIEW DATE 10/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS