LOT 274
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

GERMOSEN-ARGUETA DANELIA J/ARGUETA ANGEL
75171 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0274-0000

BUILDING CHARACTERISTICS

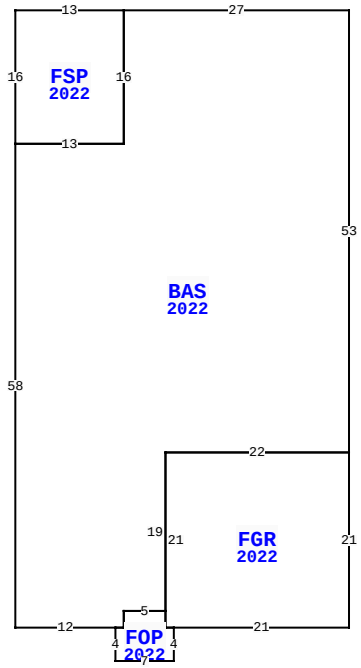
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,280	100	2022	2,280	263,751
FGR	462	55	2022	254	29,383
FOP	38	30	2022	11	1,273
FSP	208	40	2022	83	9,602
TOTALS	2,988			2,628	304,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	116.3232	116.32	305,689	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



75171 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		304,008
TOTAL MARKET OB/XF VALUE		11,040
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		380,048
SOH/AGL Deduction		20,639
ASSESSED VALUE		359,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,687
TOTAL JUST VALUE		380,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016129	CO ISSUED	0	11/08/2022
21016129	NEW CONSTR	374,368	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1422	10/28/2022	SW	Q	I	01	410,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GERMOSEN-ARGUETA DA						
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] W27 FSP=[YR=2022] W13 S16 E13 N16$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1$ W1 N2 W5 S2 W1 $ E1 N2 E5 N19 E22 N53$.

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	576.00	SF	10.00	10.00	100	2022	2022	3	99	5,702	
2	0462	ST/AL FNC	0	100	100	0	500.00	SF	10.00	10.00	100	2022	2022	3	95	4,750	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 11,040

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 10/21/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS