

LOT 276
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MISTRON ANTONIO C & CHRISTINE ELIZABETH
75199 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0276-0000



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	2,064	100	2022	2,064	239,850
FGR	474	55	2022	261	30,330
FOP	68	30	2022	20	2,324
FSP	160	40	2022	64	7,438
TOTALS	2,766			2,409	279,940

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	630.00	SF	10.00
2	0462	ST/AL FNC	0	0	96	0	480.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	81.00	120.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,409	116.7915	116.79	281,347	2022	2022	0	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 2064 HX Base Yr													
75199 RED TWIG WAY, YULEE													

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

TOTAL OB/XF													
11,385													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	RES POND	0		PUD	81.00	120.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,940	
TOTAL MARKET OB/XF VALUE		11,385	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		356,325	
SOH/AGL Deduction		0	
ASSESSED VALUE		356,325	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		356,325	
TOTAL JUST VALUE		356,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1016474	CO ISSUED	0	11/08/2022
21016474	NEW CONSTR	339,824	11/29/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2602/0308	11/11/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: MISTRON ANTONIO CHR					
2447/1450	3/29/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S10 E16 N10\$ S10 W16 S54 E9 FOP=[YR=2022] S8 E10 N2 FGR=[YR=2022] E21 N20 W24 S14 E1 S6 E2\$ W2 N6 W8\$ E7 N14 E24 N50\$.									