LOT 278
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

ALTER REBECCA RAE
75211 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0278-0000

BUILDING CHARACTERISTICS

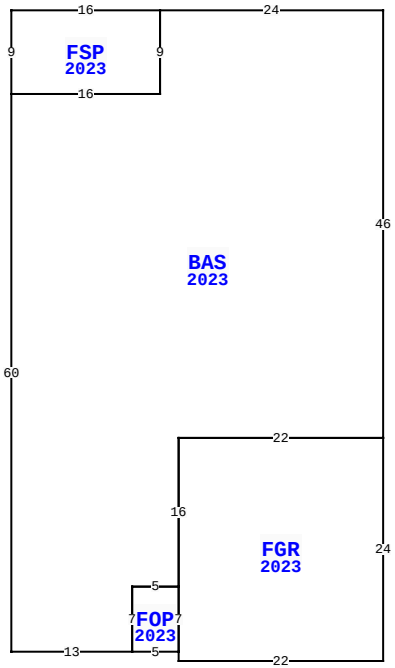
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,075	100	2023	2,075	259,209
FGR	528	55	2023	290	36,227
FOP	35	30	2023	10	1,249
FSP	144	40	2023	58	7,245
TOTALS	2,782			2,433	303,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	124.9206	124.92	303,930	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2075 HX Base Yr



75211 RED TWIG WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,930
TOTAL MARKET OB/XF VALUE	3,887
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	372,817
SOH/AGL Deduction	0
ASSESSED VALUE	372,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,817
TOTAL JUST VALUE	372,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101404	CO ISSUED	0	01/23/2023
2101404	NEW CONSTR	344,846	10/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1274	1/27/2023	SW	Q	I	01	465,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALTER REBECCCA RAE						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] W24 S9 W16 S60 E13 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 S24 W22 N1 N7 N16 $
FOP=[YR=2023;ORIG=18,69] N7 W5 S7 E5 $
FSP=[YR=2023;ORIG=0,0] E16 S9 W16 N9 $
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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	0810	CONCRETE A	0	0	0	0	598.00	SF	6.50	6.50	100	2024	2023		100	3,887	

LAND DESCRIPTION

TOTAL OB/XF 3,887

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

REVIEW DATE 04/05/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS