LOT 279
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

DUNN REGINALD TRENT
75223 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0279-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

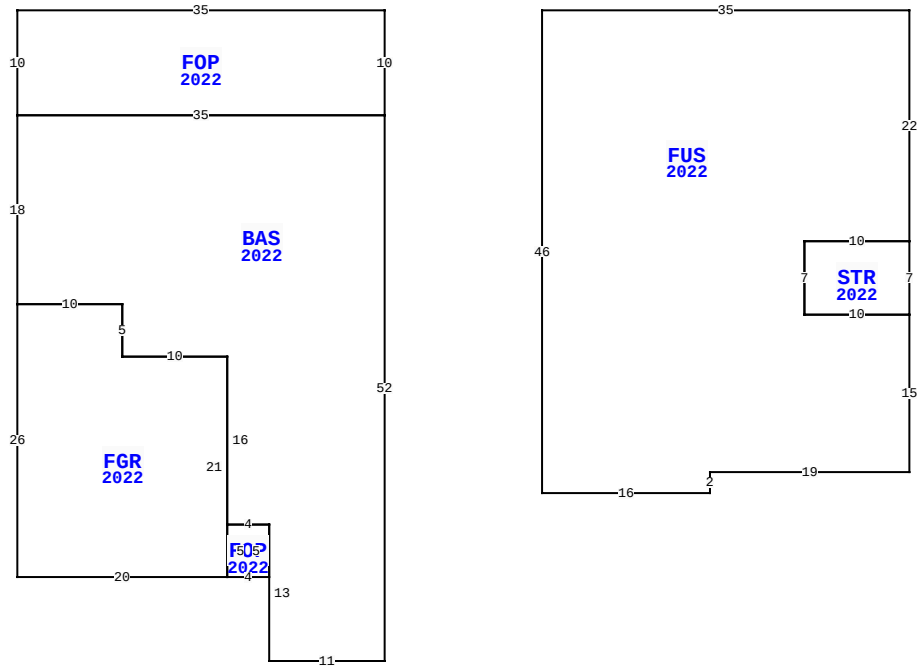
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	120,534
FGR	470	55	2022	258	27,327
FOP	20	30	2022	6	636
FOP	350	30	2022	105	11,121
FUS	1,502	100	2022	1,502	159,089
STR	70	10	2022	7	741
TOTALS	3,550			3,016	319,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	106.4532	106.45	321,053	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2640 HX Base Yr



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

75223 RED TWIG WAY, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,448
TOTAL MARKET OB/XF VALUE		3,871
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		388,319
SOH/AGL Deduction		18,516
ASSESSED VALUE		369,803
TOTAL EXEMPTION VALUE	13	369,803
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		388,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008974	CO ISSUED	0	06/13/2022
21009061	NEW CONSTR	431,727	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/0162	6/17/2022	SW	Q	I	01	440,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DUNN REGINALD TRENT						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W35$ E35 N10$ PTR= E15 FUS=[YR=2022] E35 S22 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S15 W19 S2 W16 N46$ W15$.

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	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2022	2022	3	99	3,871	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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	102.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/23/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS