

LOT 246
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

THOMAS META JOY LIVING TRUST/THOMAS META JOY TRUST
75230 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0246-0000



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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,811	100
FGR	696	55
FOP	44	30
FSP	171	40
PTO	200	5
PTO	292	5
TOTALS	3,214	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,300	107.8000	113.19	260,337	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2024 Heated Area: 1811 HX Base Yr 2024											
75230 RED TWIG WAY, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2026 MLU											

EXTRA FEATURES										75230 RED TWIG WAY, YULEE				INC DATE		AG DATE	
L N	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
2	0911	SCRN RM A	0	100	20	10	200.00	SF	18.00	18.00	100	2024	2023		93	3,348	