LOT 249
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BALANAGA REVOCABLE LIVING TRUST/BALANAGA NAGARAJAN
75212 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0249-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

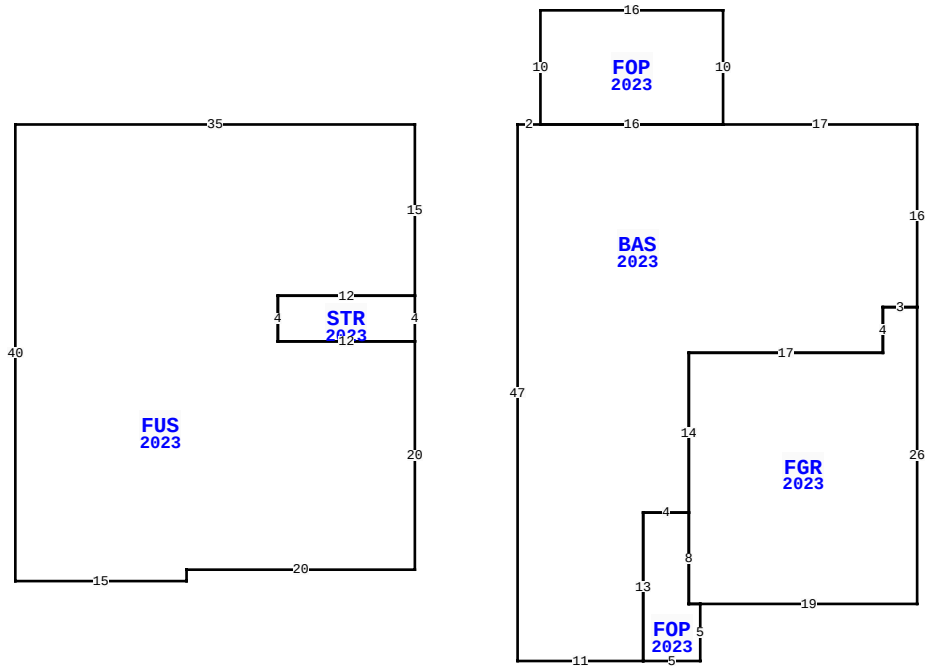
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	2023	1,041	113,595
FGR	452	55	2023	249	27,171
FOP	57	30	2023	17	1,855
FOP	160	30	2023	48	5,238
FUS	1,332	100	2023	1,332	145,350
STR	48	10	2023	5	545
TOTALS	3,090			2,692	293,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	104.4480	109.67	295,232	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2373 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

75212 RED TWIG WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		360,756
SOH/AGL Deduction		0
ASSESSED VALUE		360,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,345
TOTAL JUST VALUE		360,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1009037	CO ISSUED	0	02/27/2023
21009037	NEW CONSTR	386,088	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2824/1995	10/18/2025	QC	U	I	11	100
GRANTOR: BALANAGA NAGARAJAN &						
GRANTEE: BALANAGA REVOCABLE						
2623/0051	2/28/2023	SW	Q	I	01	390,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BALANAGA NAGARAJAN						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=65,10] W35 S40 E15 N1 E20 N20 W12 N4 E12 N15 $
BAS=[YR=2023;ORIG=109,10] W17 W16 W2 S47 E11 N13 E4 N14 E17 N4 E3 N16 $
FGR=[YR=2023;ORIG=109,26] W3 S4 W17 S14 S8 E1 E19 N26 $
FOP=[YR=2023;ORIG=92,0] W16 S10 E16 N10 $
FOP=[YR=2023;ORIG=89,44] W4 S13 E5 N5 W1 N8 $
STR=[YR=2023;ORIG=65,25] W12 S4 E12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100	0003	PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/06/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS