LOT 253
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

SHIELDS RYAN LEXEY-RAPHAEL/SHIELDS JANETTE M
75190 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0253-0000

BUILDING CHARACTERISTICS

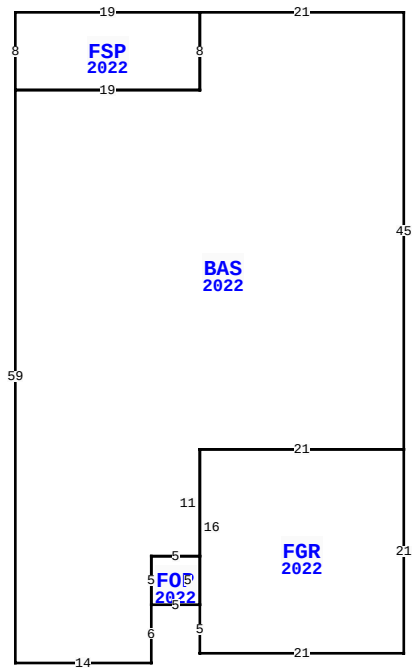
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2022	2,011	245,094
FGR	441	55	2022	243	29,616
FOP	25	30	2022	8	975
FSP	152	40	2022	61	7,434
TOTALS	2,629			2,323	283,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	117.3060	123.17	286,124	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2023 Heated Area: 2011 HX Base Yr 2023



75190 RED TWIG WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,120
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		350,120
SOH/AGL Deduction		4,889
ASSESSED VALUE		345,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,820
TOTAL JUST VALUE		350,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008216	CO ISSUED	0	10/26/2022
21008216	NEW CONSTR	291,045	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2852/1002	2/27/2026	WD	Q	I	01	410,000
GRANTOR: SULLIVAN CECILIA MARY						
GRANTEE: SHIELDS RYAN LEXEY-						
2598/1630	10/26/2022	SW	Q	I	01	401,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SULLIVAN CECILIA MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8$ S8 W19 S59 E14 N6 FOP=[YR=2022] E5 FGR=[YR=2022] S5 E21 N21 W21 S16$ N5 W5 S5$ N5 E5 N11 E21 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	76.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS