LOT 256
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

GARCIA MICHAEL E & STEPHANIE K
75172 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0256-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

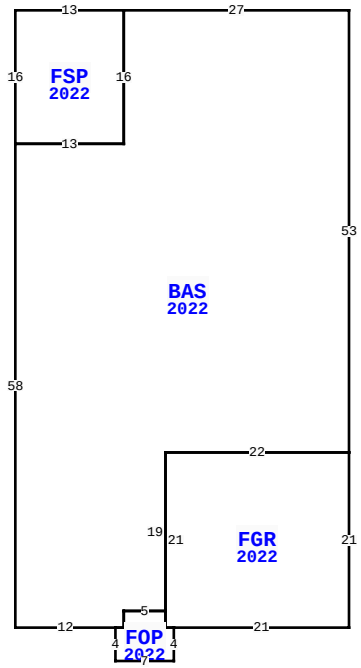
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2022	2,280	260,526
FGR	462	55	2022	254	29,024
FOP	38	30	2022	11	1,257
FSP	208	40	2022	83	9,484
TOTALS	2,988			2,628	300,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	109.9200	115.42	303,324	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2280 HX Base Yr 2023



75172 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		300,291
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		367,291
SOH/AGL Deduction		96,073
ASSESSED VALUE		271,218
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		214,807
TOTAL JUST VALUE		367,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008111	CO ISSUED	0	11/03/2022
21008111	NEW CONSTR	328,756	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0279	11/11/2022	SW	Q	I	01	425,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GARCIA MICHAEL EDWA						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1$ W1 N2 W5 S2 W1 $ E1 N2 E5 N19 E22 N53$.

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	000135	C	RES NATURAL	100	0003	PUD	50.00	142.00	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