

LOT 260
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

HARDING JOHNATHAN-CHRISTOFFER & KENYATTA SHONTE
75148 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0260-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2022	2,126	245,813
FGR	414	55	2022	228	26,362
FOP	96	30	2022	29	3,353
FSP	160	40	2022	64	7,400
TOTALS	2,796			2,447	282,927

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,447	111.2300	116.79	285,785	2022	2022	0	0	0	1.00	99.00	

1 SINGLE FAM 100% - 2023

Heated Area: 2126

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/10/2026

MLU