LOT 265
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

HILDEBRAND ANDREA LEIGH
75120 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0265-0000

BUILDING CHARACTERISTICS

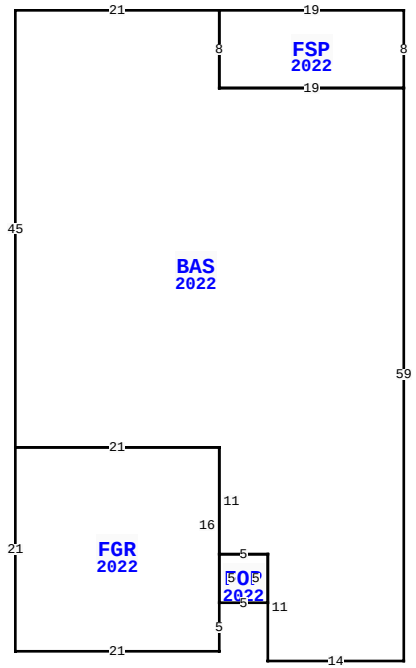
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	231,165
FGR	441	55	2022	243	27,933
FOP	25	30	2022	8	919
FSP	152	40	2022	61	7,012
TOTALS	2,629			2,323	267,029

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	110.6420	116.17	269,863	2022	2022	0	0	0	1.05	98.95

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



75120 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		267,029
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		334,029
SOH/AGL Deduction		3,530
ASSESSED VALUE		330,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,088
TOTAL JUST VALUE		334,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007626	CO ISSUED	0	05/16/2022
21006639	NEW CONSTR	291,045	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1691	5/18/2022	SW	Q	I	01	375,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HILDEBRAND ANDREA L						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N5 FOP=[YR=2022] E5 N5 W5 S5$ N16 W21$ E21 S11 E5 S11 E14 N59 W19 N8$ S8 E19 N8$.

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

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	56.00	140.00	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