LOT 270
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MCMANUS KEVIN M & SHANIDA ITZEL
75143 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0270-0000

BUILDING CHARACTERISTICS

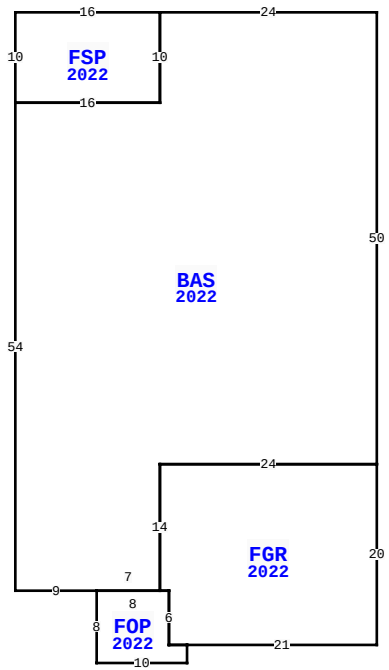
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,064	100	2022	2,064	240,423
FGR	474	55	2022	261	30,402
FOP	68	30	2022	20	2,329
FSP	160	40	2022	64	7,455
TOTALS	2,766			2,409	280,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	112.1120	117.72	283,587	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2024 Heated Area: 2064 HX Base Yr 2024



75143 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		280,609
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		347,609
SOH/AGL Deduction		90,915
ASSESSED VALUE		256,694
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		200,283
TOTAL JUST VALUE		347,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015182	CO ISSUED	0	11/07/2022
21015182	NEW CONSTR	339,824	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0203	11/11/2022	SW	Q	I	01	437,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCMANUS KEVIN MICHA						
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] W24 FSP=[YR=2022] W16 S10 E16 N10$ S10 W16 S54 E9 FOP=[YR=2022] S8 E10 N2 FGR=[YR=2022] E21 N20 W24 S14 E1 S6 E2$ W2 N6 W8$ E7 N14 E24 N50$.

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	50.00	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