

MUSCENTE ROBERT A & CYNTHIA J  
75163 RED TWIG WAY  
YULEE, FL 32097

**10-2N-26-2010-0273-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

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

4

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,006

100

2022

2,006

241,825

FGR

441

55

2022

243

29,294

FOP

25

30

2022

8

965

FSP

152

40

2022

61

7,354

TOTALS

2,624

2,318

279,437

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

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 67,000

Market: 0

Agricultural: 0

Common: 67,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,318

116.0320

121.83

282,402

2022

2022

0

0

1.05

98.95

1 SINGLE FAM

100% - 2023

Heated Area: 2006

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

279,437

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

67,000

TOTAL MARKET VALUE

346,437

SOH/AGL Deduction

168,779

ASSESSED VALUE

177,658

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

126,247

TOTAL JUST VALUE

346,437

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

357,315

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2600/0259

10/28/2022

SW Q

I

01

440,000

GRANTOR: LENNAR HOMES LLC

GRANTEE: MUSCENTE ROBERT ALE

2447/1450

3/29/2021

SW Q

Q V

05

5,404,800

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8\$ S8 W19 S59  
E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N21 W21 S15 \$  
N5 W5 S5\$ N5 E5 N10 E21 N45\$.