LOT 276
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MISTRON ANTONIO C & CHRISTINE ELIZABETH
75199 RED TWIG WAY
YULEE, FL 32097

2026

10-2N-26-2010-0276-0000

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		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

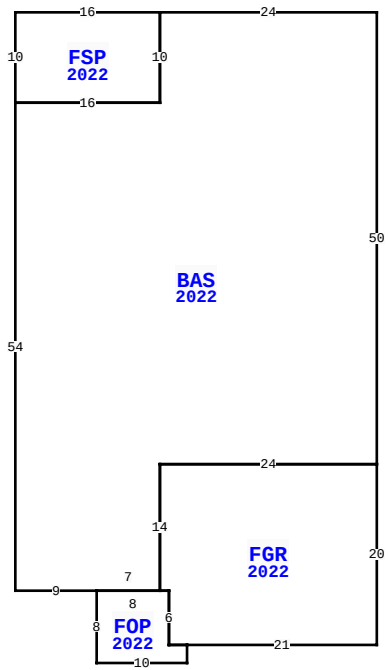
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2022	2,064	238,644
FGR	474	55	2022	261	30,177
FOP	68	30	2022	20	2,313
FSP	160	40	2022	64	7,400
TOTALS	2,766			2,409	278,534

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	111.2300	116.79	281,347	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 2064 HX Base Yr



75199 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	278,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	345,534
SOH/AGL Deduction	0
ASSESSED VALUE	345,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,534
TOTAL JUST VALUE	345,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1016474	CO ISSUED	0	11/08/2022
21016474	NEW CONSTR	339,824	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0308	11/11/2022	SW	Q	I	01	395,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MISTRON ANTONIO CHR						
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	0	0003	PUD	81.00	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