LOT 128
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SWONGER FAMILY REV LVNG TRUST/SWONGER RODNEY S CO
75124 WHITE RABBIT AVE
YULEE, FL 32097

**2023**

**10-2N-26-2010-0128-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

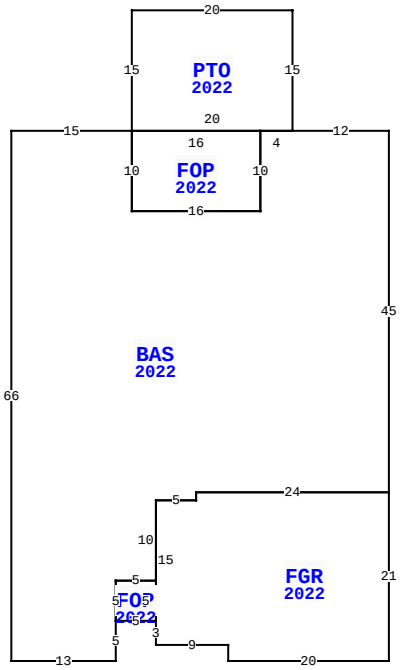
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,288 | 100 | 2,288 | 232,735 |
| FGR | 586 | 55 | 322 | 32,754 |
| FOP | 25 | 30 | 8 | 814 |
| FOP | 160 | 30 | 48 | 4,883 |
| PTO | 300 | 5 | 15 | 1,526 |
| TOTALS | 3,359 | | 2,681 | 272,711 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,681 | 112.7040 | 101.72 | 272,711 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2288 HX Base Yr 2023




75124 WHITE RABBIT AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 272,711 |
| TOTAL MARKET OB/XF VALUE | | 14,070 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 351,781 |
| SOH/AGL Deduction | | 130,440 |
| ASSESSED VALUE | | 221,341 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,341 |
| TOTAL JUST VALUE | | 351,781 |
| NCON VALUE | | 286,781 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22011933 | ADDITION | 9,066 | 08/04/2022 |
| 22008219 | CO ISSUED | 0 | 05/26/2022 |
| 21006378 | NEW CONSTR | 330,894 | 07/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2612/0848 | 12/16/2022 | WD | U | I | 11 | 100 |
| GRANTOR: SWONGER RODNEY S & JU | | | | | | |
| GRANTEE: SWONGER FAMILY REVO | | | | | | |
| 2572/1751 | 5/31/2022 | SW | Q | I | 01 | 416,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: SWONGER RODNEY STEW | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N15 W20 S15 E20$ W4
FOP=[YR=2022] W16 S10 E16 N10$ S10 W16 N10 W15 S66 E13 N5
FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W24 S1 W5
S15$ N5 W5 S5$ N5 E5 N10 E5 N1 E24 N45$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 882.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 8,820 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 20 | 15 | 300.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 100 | 5,250 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,070

| 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 | 000135 | C | SFR CNSVTN | 100 | | PUD | 70.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 10/26/2022 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS