

LOT 131
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOWARD KEITH E & DENA ANDRING
75136 WHITE RABBIT AVENUE
YULEE, FL 32097

2023

10-2N-26-2010-0131-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,726	113.0880	102.06	278,216	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2298																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 60														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE										278,216									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										19,650									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										65,000									
Bedrooms	4	100														TOTAL MARKET VALUE										362,866									
Bathrooms	3	100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										362,866									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										312,866									
Occupancy	00	NONE 100	TOTAL JUST VALUE										362,866																						
			NCON VALUE										297,866																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										65,000																						
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	2,298	100	2,298	234,534																															
FGR	586	55	322	32,863																															
FOP	25	30	8	816																															
FSP	150	40	60	6,124																															
PTO	752	5	38	3,878																															
TOTALS			3,811	2,726	278,216																														
EXTRA FEATURES					75136 WHITE RABBIT AVE, YULEE																														
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																				
1	0855	CONC PAVER	0 100	0 0	775.00	SF	10.00	10.00	100	2022	2022	3	100	7,750																					
2	0462	ST/AL FNC	0 100	220 0	1,100.00	SF	10.00	10.00	100	2022	2022	3	100	11,000																					
3	0463	FENCE GATE	0 100	0 0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900																					
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	100		PUD	78.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																		
REVIEW DATE 10/05/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																			