

LOT 148  
TRIBUTARY PHASE 1A UNIT 2  
OR 2434/703

MCCARDELL LEROY E JR & LAHOMA E  
75236 WHITE RABBIT AVENUE  
YULEE, FL 32097

2023

10-2N-26-2010-0148-0000



| 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            |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                          | 01                   | 3,775              | 100.8000    | 90.97          | 343,412        | 2022           | 2022      | 0       | 0           | 0.00     | 100.00  | VALUATION BY STANDARD  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 08               | IRREGULAR 100  | 1 SINGLE FAM - 100% - 2023    |                      |                    |             |                |                |                |           |         |             |          |         | Heated Area: 3290      |                |            |                             |      |         |      |     |    |        |  |  | HX Base Yr 2023 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 13               | LVT/LAMMT 50   |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 4                | 100            |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 4                | 100            |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.5              | 1.5 100        |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                        | 2,758            | 100            | 2,758                         | 250,895              |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                        | 675              | 55             | 371                           | 33,750               |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 168              | 30             | 50                            | 4,549                |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 200              | 30             | 60                            | 5,458                |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                        | 532              | 100            | 532                           | 48,396               |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| STR                                                                                                                                        | 40               | 10             | 4                             | 364                  |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 4,373                         | 3,775                | 343,412            |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 75236 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                                                                                                                                          | 0811             | CONCRETE B     | 0 100                         | 0                    | 0                  | 860.00      | SF             | 5.20           | 5.20           | 100       | 2022    | 2022        | 3        | 100     | 4,472                  |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF                   |                      |                    |             |                |                |                |           |         |             |          |         |                        |                | 4,472      |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION          | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPHT 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         | 70.00          | 137.00         | 1.00           | LT        |         | 1.00        | 1.00     | 1.00    | 65,000.00              | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/18/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS |                  |                |                               |                      |                    |             |                |                |                |           |         |             |          |         |                        |                |            |                             |      |         |      |     |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |