

LOT 153
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ROWE DAVID KEITH & SUSAN LEE
75262 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0153-0000



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 Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,345	100	2,345	227,957
FGR	380	55	209	20,317
FOP	122	30	37	3,597
FSP	128	40	51	4,958
PTO	128	5	6	583
TOTALS	3,103		2,648	257,412

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	610.00	SF	5.20	5.20	100	2022
2	0855	CONC PAVER	0	0	0	275.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0		PUD	50.00	120.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,648	107.7120	97.21	257,412	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2345											
HX Base Yr											

75262 WHITE RABBIT AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,412	
TOTAL MARKET OB/XF VALUE		5,922	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		328,334	
SOH/AGL Deduction		0	
ASSESSED VALUE		328,334	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,334	
TOTAL JUST VALUE		328,334	
NCON VALUE		263,334	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004862	CO ISSUED	0	03/30/2022
21006835	NEW CONSTR	335,829	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2552/1945	3/30/2022	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: ROWE DAVID KEITH &					
2447/1498	3/29/2021	SW Q	V	05	
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S8 E16 N8 W16\$ E16 N8 \$ S16 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49 \$.											