LOT 210
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

TAN CYRIL BALZA/MONSALE RHEA NANCY ANNE GUAY
75241 WHITE RABBIT AVE
YULEE, FL 32097

**2023**

**10-2N-26-2010-0210-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

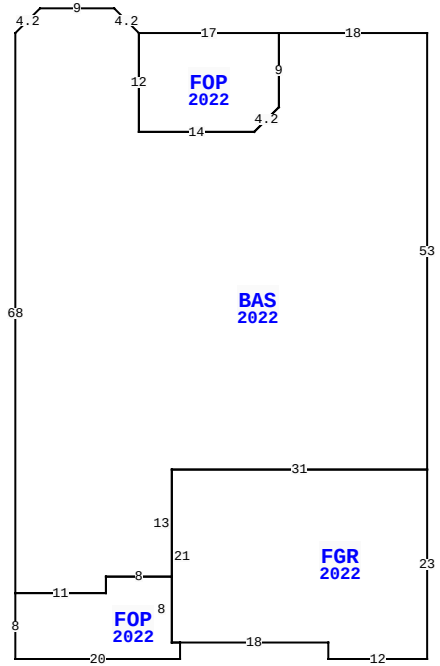
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,756 | 100 | 2,756 | 262,013 |
| FGR | 675 | 55 | 371 | 35,271 |
| FOP | 170 | 30 | 51 | 4,849 |
| FOP | 200 | 30 | 60 | 5,704 |
| TOTALS | 3,801 | | 3,238 | 307,837 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,238 | 105.3400 | 95.07 | 307,837 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2756 HX Base Yr 2023




75241 WHITE RABBIT AVE, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 307,837 |
| TOTAL MARKET OB/XF VALUE | | 4,737 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 377,574 |
| SOH/AGL Deduction | | 16,761 |
| ASSESSED VALUE | | 360,813 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 310,813 |
| TOTAL JUST VALUE | | 377,574 |
| NCON VALUE | | 312,574 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008285 | CO ISSUED | 0 | 05/27/2022 |
| 21008695 | NEW CONSTR | 403,333 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/1153 | 5/26/2022 | WD | Q | I | 01 | 483,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: TAN CYRIL BALZA & R | | | | | | |
| 2462/1994 | 5/19/2021 | SW | Q | V | 05 | 1,008,400 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W17 S12 E14 R3 U3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2022] S8 E20 N2 FGR=[YR=2022] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 911.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 4,737 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,737

| 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 | 60.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 06/22/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS