

LOT 212
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WEIR GARY RENALDO
75233 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0212-0000



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	2,681	112.5120	101.54	272,229	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2371									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	11	CLAY TILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
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	1,907	100	1,907	193,637																					
FGR	460	55	253	25,690																					
FOP	54	30	16	1,625																					
FOP	124	30	37	3,757																					
FUS	464	100	464	47,115																					
STR	40	10	4	406																					
TOTALS			3,049		2,681	272,229																			
EXTRA FEATURES			75233 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	643.00	SF	5.20	5.20	100	2022	2022	3	100	3,344										
BLD DATE																									
XF DATE																									
INC DATE																									
LGL DATE																									
LAND DATE																									
AG DATE																									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=2022] W11 FOP=[YR=2022] W16 S8 E13 U3 R3 N5 \$ S5 D3 L3 W13 N16 W17 S63 E15 N8 FOP=[YR=2022] E9FGR=[YR=2022] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$ PTR= E10 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W7 N4 E4 N4 E3 S8\$ N8 W3 S4 W4 N32\$ W10 \$.																									
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	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																									