

LOT 213
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

JANES CHRISTOPHER F & TRACY JEAN KLEIN
75229 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0213-0000



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	3,051	104.8800	94.65	288,777	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2774									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
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	5	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	2,300	100	2,300	217,695																					
FGR	399	55	219	20,728																					
FOP	50	30	15	1,420																					
FOP	128	30	38	3,597																					
FUS	474	100	474	44,864																					
STR	52	10	5	473																					
TOTALS			3,403	3,051	288,777																				
EXTRA FEATURES					75229 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	607.00	SF	5.20	5.20	100	2022	2022	3	100	3,156											
TOTAL OB/XF 3,156																									
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										
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00										
ADJ UNIT PRICE 65,000.00																									
LAND VALUE 65,000																									
OTHER ADJUSTMENTS AND NOTES																									
YEAR DENSITY DECL FRZ YR CONSRV																									
REVIEW DATE 10/26/2022 BY KW																									
Total Acres: 0.00																									
Total Land Value: 65,000																									
Market: 0																									
Agricultural: 0																									
Common: 65,000																									
PRINTED 08/02/2023 BY SYS																									

13

16

16

19

8

FOP 2022

8

16

48

21

19

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7

7FOP 2022

6

11

11

5

19

26

19

26

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4

5

5

11

STR 2022

4

8

56

BAS 2022

FGR 2022

FUS 2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2566/1603	5/26/2022	WD Q	Q I	01	525,000
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: JAMES CHRISTOPHER F					
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] W19 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N16 W13 S48 FGR=[YR=2022] S21 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N16 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR= E10 FUS 2022= E19 S26 W11 STR=[YR=2022] S4 W8 N4 E4 N5 E4 S5\$ N5 W4 S5 W4 N26\$ W10\$.					