LOT 224
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HEREDIA MONICA
75165 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0224-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

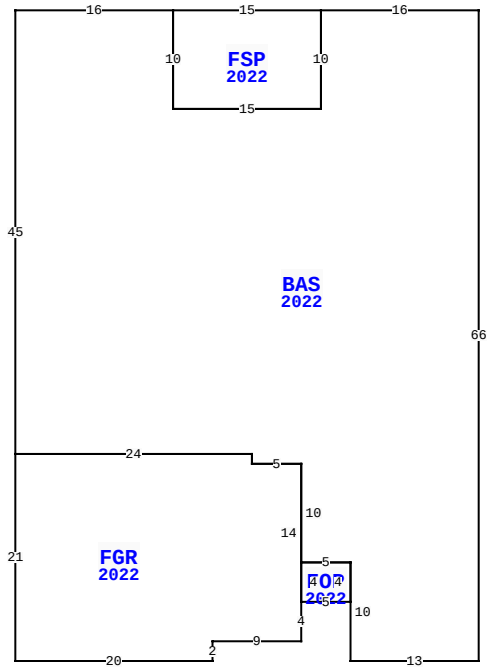
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,298	100	2,298	233,753
FGR	586	55	322	32,754
FOP	20	30	6	610
FSP	150	40	60	6,103
TOTALS	3,054		2,686	273,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	112.7040	101.72	273,220	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2298 HX Base Yr



75165 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,220
TOTAL MARKET OB/XF VALUE	8,170
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	346,390
SOH/AGL Deduction	0
ASSESSED VALUE	346,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,390
TOTAL JUST VALUE	346,390
NCON VALUE	281,390
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006398	CO ISSUED	0	10/28/2022
21006398	NEW CONSTR	330,355	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1440	10/28/2022	SW	Q	I	01	440,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HEREDIA MONICA						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W15 S10 E15 N10$ S10 W15 N10 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N4 FOP=[YR=2022] E5 N4 W5 S4$ N14 W5 N1 W24$ E24 S1 E5 S10 E5 S10 E13 N66$.

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	0855	CONC PAVER	0	0	0	0	817.00	SF	10.00	10.00	100	2022	2022	3	100	8,170	

LAND DESCRIPTION

TOTAL OB/XF 8,170

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	000134	C	SFR POND	0		PUD	65.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

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