

LOT 228
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MERCK JESSE ROBERT & EMILY JANE
75149 WHITE RABBIT AVENUE
YULEE, FL 32097

2023

10-2N-26-2010-0228-0000



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 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	2,288	100	2,288	230,951
FGR	586	55	322	32,503
FOP	25	30	8	808
FSP	160	40	64	6,460
TOTALS	3,059		2,682	270,721

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	830.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	60.00	120.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,682	111.8400	100.94	270,721	2022	2022	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 2288									
HX Base Yr									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	830.00	SF	10.00	10.00

TOTAL OB/XF									
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1	0855	CONC PAVER	0	0	0	830.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
270,721									
TOTAL MARKET OB/XF VALUE									
8,300									
TOTAL LAND VALUE - MARKET									
65,000									
TOTAL MARKET VALUE									
344,021									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
344,021									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
344,021									
TOTAL JUST VALUE									
344,021									
NCON VALUE									
279,021									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010115	CO ISSUED	0	06/30/2022
21006595	NEW CONSTR	330,894	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1086	7/07/2022	SW	Q	I	01	413,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MERCK JESSE ROBERT						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FSP=[YR=2022] W16 S10 E16 N10\$ S10 W16 N10 W15 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W5 N1 W24\$ E24 S1 E5 S10 E5 S10 E13 N66\$.									