LOT 281
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MIRANDA CHRISTINA M & JASTON
75309 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0281-0000

BUILDING CHARACTERISTICS

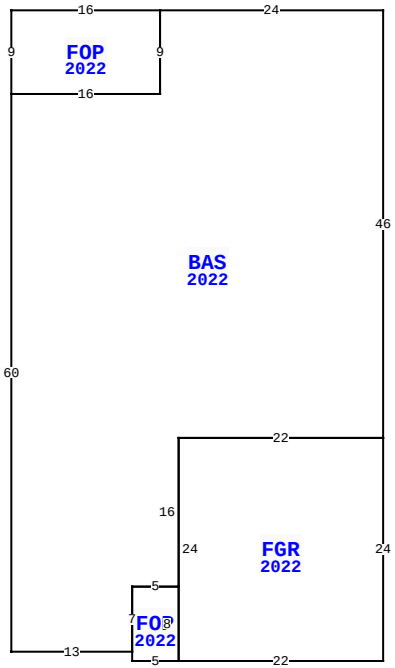
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,075	100	2,075	207,562
FGR	528	55	290	29,009
FOP	40	30	12	1,200
FOP	144	30	43	4,301
TOTALS	2,787		2,420	242,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	110.8380	100.03	242,073	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2075 HX Base Yr 2023



75309 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,073
TOTAL MARKET OB/XF VALUE		3,426
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		310,499
SOH/AGL Deduction		0
ASSESSED VALUE		310,499
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		255,499
TOTAL JUST VALUE		310,499
NCON VALUE		245,499
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2114002	CO ISSUED	0	12/16/2022
21014002	NEW CONSTR	344,936	10/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0079	12/16/2022	SW	Q	I	01	419,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MIRANDA CHRISTINA M						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FOP=[YR=2022] W16 S9 E16 N9$ S9 W16 S60 E13 FOP=[YR=2022] S1 E5 FGR=[YR=2022] E22 N24 W22 S24$ N8 W5 S7$ N7 E5 N16 E22 N46$.

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	0810	CONCRETE A	0	100	0	0	527.00	SF	6.50	6.50	100	2022	2022	3	100	3,426	

LAND DESCRIPTION

TOTAL OB/XF 3,426

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	000100	C	SFR	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS