

LOT 282
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MANGES WHITNEY MARIE & LUKE TELFORD
75301 WHITE RABBIT AVE
YULEE, FL 32097

2023

10-2N-26-2010-0282-0000



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	11	CLAY TILE 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	2,039	100	2,039	215,869
FGR	441	55	243	25,726
FOP	20	30	6	635
FOP	160	30	48	5,082
TOTALS	2,660		2,336	247,312

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			680.00
									5.20
									100
									2022
									2022
									3
									100
									3,536
									NOTES

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	50.00	127.00	1.00
									LT
									1.00
									1.00
									1.00
									65,000.00
									65,000.00
									65,000

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	2,336	117.3060	105.87	247,312	2022	2022	0	0	0	0.00	100.00													
1 SINGLE FAM - 100% - 2023				Heated Area: 2039				HX Base Yr 2023																	
75301 WHITE RABBIT AVE, YULEE																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,312	
TOTAL MARKET OB/XF VALUE		3,536	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		315,848	
SOH/AGL Deduction		71,610	
ASSESSED VALUE		244,238	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		194,238	
TOTAL JUST VALUE		315,848	
NCON VALUE		250,848	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2114343	CO ISSUED	0	12/16/2022
21014343	NEW CONSTR	335,450	10/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1571	12/19/2022	SW	Q	I	01	429,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MANGES WHITNEY MARI						
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] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10 N5 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21\$ N5 W4 S5\$ N5 E4 N16 E21 N49\$.									