

LOT 125
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MCCOLLARS AARON ISAIAH/FATER VICTORIA LYNN
75110 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0125-0000



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		2.5 100
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	2,510	100	2,510	254,414
FGR	486	55	267	27,063
FOP	32	30	10	1,014
FSP	160	40	64	6,487
TOTALS	3,188		2,851	288,977

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	736.00	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	UNIT TYPE	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	61.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,851	106.6900	101.36	288,977	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2510											
HX Base Yr											
75110 WHITE RABBIT AVE, YULEE											

TOTAL OB/XF											
7,360											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			288,977
TOTAL MARKET OB/XF VALUE			7,360
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			361,337
SOH/AGL Deduction			0
ASSESSED VALUE			361,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			361,337
TOTAL JUST VALUE			361,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006691	CO ISSUED	0	04/28/2022
21006370	NEW CONSTR	357,501	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0378	4/28/2022	SW	Q	I	01	417,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCOLLARS AARON I &						
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] W17 FSP=[YR=2022] N10 W16 S10 E16\$ W32 S56 E10 FOP=[YR=2022] S4 E8 N4 W8\$ E18 FGR=[YR=2022] S12 E21 N22 W15 N4 W6 S14\$ N14 E6 S4 E15 N46\$.											