

LOT 127
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

YORSANER ADAM SETH/FORTIER JACQUELINE NICOLE
75120 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0127-0000



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 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	2,660	100	2,660	270,467
FGR	620	55	341	34,673
FOP	56	30	17	1,728
FSP	198	40	79	8,033
TOTALS	3,534		3,097	314,900

TOTALS		3,534	8,887	314,888			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	0	0	0	
2	0462	ST/AL FNC	0	0	114	5	
3	0463	FENCE GATE	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000135	C	SFR CNSVTN	0	
RETURN DATE: 02/10/2020 PM 7:04					

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	107.0880	101.73	315,058	2022	2022	0	0	0	0.05	99.95
1 SINGLE FAM - 0% - 2023												
Heated Area: 2660												
HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

75120 WHITE RABBIT AVE, YULEE												
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NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												314,900
TOTAL MARKET OB/XF VALUE												14,703
TOTAL LAND VALUE - MARKET												65,000
TOTAL MARKET VALUE												394,603
SOH/AGL Deduction												0
ASSESSED VALUE												394,603
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												394,603
TOTAL JUST VALUE												394,603
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												379,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007142	CO ISSUED	0	05/09/2022
21006372	NEW CONSTR	385,461	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0526	5/13/2022	SW	Q	I	01	460,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: YORSANER ADAM S & J							
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] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S2 E7 N2 FGR=[YR=2022] E10 S1 E20 N21 W30 S20\$ N7 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.									