

LOT 131
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOWARD KEITH E & DENA ANDRING
75136 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0131-0000



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 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	2,298	100	2,298	246,874
FGR	586	55	322	34,592
FOP	25	30	8	859
FSP	150	40	60	6,446
PTO	752	5	38	4,082
TOTALS	3,811		2,726	292,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,726	113.0880	107.43	292,854	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2298 HX Base Yr 2023											
75136 WHITE RABBIT AVE, YULEE											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				292,854			
TOTAL MARKET OB/XF VALUE				19,421			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				377,275			
SOH/AGL Deduction				3,523			
ASSESSED VALUE				373,752			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				323,752			
TOTAL JUST VALUE				377,275			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				362,866			
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