

LOT 133  
TRIBUTARY PHASE 1A UNIT 2  
OR 2434/703

MASON KENNETH E & MAKESHA K  
75144 WHITE RABBIT AVE  
YULEE, FL 32097

2024

10-2N-26-2010-0133-0000



| 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       | 2,654            | 100         | 2,654        | 269,856              |
| FGR       | 620              | 55          | 341          | 34,673               |
| FOP       | 80               | 30          | 24           | 2,441                |
| FSP       | 198              | 40          | 79           | 8,033                |
| TOTALS    | 3,552            |             | 3,098        | 315,002              |

| EXTRA FEATURES |            |             |         |     |     |        |    |        |                |
|----------------|------------|-------------|---------|-----|-----|--------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS  | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVR   | 0       | 100 | 0   | 815.00 | SF | 10.00  | 10.00          |
| 2              | 0462       | ST/AL FNC   | 0       | 100 | 120 | 600.00 | SF | 10.00  | 10.00          |
| 3              | 0463       | FENCE GATE  | 0       | 100 | 0   | 1.00   | UT | 300.00 | 300.00         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000135   | C   | SFR CNSVTN           | 100 |     | PUD      | 60.00 | 120.00 | 1.00        |

REVIEW DATE 12/14/2022 BY KW

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 3,098     | 107.0880    | 101.73         | 315,160        | 2022 | 2022 | 0    | 0    | 0.05 | 99.95  |

1 SINGLE FAM - 100% - 2023

Heated Area: 2654

HX Base Yr 2023

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF 14,450 |            |             |         |     |     |        |    |        |                |           |         |             |   |
|--------------------|------------|-------------|---------|-----|-----|--------|----|--------|----------------|-----------|---------|-------------|---|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1                  | 0855       | CONC PAVR   | 0       | 100 | 0   | 815.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 |
| 2                  | 0462       | ST/AL FNC   | 0       | 100 | 120 | 600.00 | SF | 10.00  | 10.00          | 100       | 2023    | 2023        | 3 |
| 3                  | 0463       | FENCE GATE  | 0       | 100 | 0   | 1.00   | UT | 300.00 | 300.00         | 100       | 2023    | 2023        | 3 |

| TOTAL OB/XF 14,450 |            |             |         |     |     |        |    |        |                |           |         |             |   |
|--------------------|------------|-------------|---------|-----|-----|--------|----|--------|----------------|-----------|---------|-------------|---|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1                  | 0855       | CONC PAVR   | 0       | 100 | 0   | 815.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 |
| 2                  | 0462       | ST/AL FNC   | 0       | 100 | 120 | 600.00 | SF | 10.00  | 10.00          | 100       | 2023    | 2023        | 3 |
| 3                  | 0463       | FENCE GATE  | 0       | 100 | 0   | 1.00   | UT | 300.00 | 300.00         | 100       | 2023    | 2023        | 3 |

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 315,002   |             |
| TOTAL MARKET OB/XF VALUE  |  | 14,450    |             |
| TOTAL LAND VALUE - MARKET |  | 65,000    |             |
| TOTAL MARKET VALUE        |  | 394,452   |             |
| SOH/AGL Deduction         |  | 4,403     |             |
| ASSESSED VALUE            |  | 390,049   |             |
| TOTAL EXEMPTION VALUE     |  | 55,000    |             |
| BASE TAXABLE VALUE        |  | 335,049   |             |
| TOTAL JUST VALUE          |  | 394,452   |             |
| NCON VALUE                |  | 6,300     |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 372,572   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2113680   | CO ISSUED   | 0       | 11/29/2022 |
| B2113680   | NEW CONSTR  | 439,055 | 10/06/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2606/0666                      | 11/30/2022 | SW        | Q   | I   | 01     | 481,200    |
| GRANTOR: LENNAR HOMES LLC      |            |           |     |     |        |            |
| GRANTEE: MASON KENNETH EUGEN   |            |           |     |     |        |            |
| 2447/1450                      | 3/29/2021  | SW        | Q   | V   | 05     | 5,404,800  |
| GRANTOR: THREE RIVERS DEVELOPE |            |           |     |     |        |            |
| GRANTEE: LENNAR HOMES LLC      |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S4 E8 N4 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N8 W6 S8 W1\$ E1 N8 E6 N12 E30 N50\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |

PRINTED 08/06/2024 BY SYS