

SPITZER ROBERT JOHN & LINDA K
75148 WHITE RABBIT AVENUE
YULEE, FL 32097

10-2N-26-2010-0134-0000

BUILDING CHARACTERISTICS

ELEMENT CD
Exterior Wall 31 HARDIE BRD 90
Exterior Wall 21 STONE 10
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 11 CLAY TILE 50
Interior Floor 14 CARPET 50
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 3 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
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	2,288	100	2,288	244,854
FGR	586	55	322	34,460
FOP	25	30	8	857
FSP	160	40	64	6,849

TOTALS 3,059 2,682 287,018

CONSTRUCTION

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,682 112.7040 107.07 287,162 2022 2022 0 0 0.05 99.95

1 SINGLE FAM - 100% - 2024 Heated Area: 2288 HX Base Yr 2024

The floor plan shows a main rectangular building footprint with several smaller attached sections. Dimensions are provided for various segments: top edge (15, 16, 16), right side (45, 21, 20, 13), bottom edge (13, 5, 5, 3, 9, 2, 20, 5, 5, 5, 10, 15, 24, 5), left side (66). Labels include FSP 2022, BAS 2022, and FGR 2022.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 287,018

TOTAL MARKET OB/XF VALUE 7,800

TOTAL LAND VALUE - MARKET 65,000

TOTAL MARKET VALUE 359,818

SOH/AGL Deduction 14,968

ASSESSED VALUE 344,850

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 294,850

TOTAL JUST VALUE 359,818

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 345,613

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2614/0655 1/18/2023 WD Q I 02 431,000

GRANTOR: ARENA MICHAEL CHARLES

GRANTEE: SPITZER ROBERT JOHN

2588/1969 8/31/2022 SW Q I 01 431,900

GRANTOR: LENNAR HOMES LLC

GRANTEE: ARENA MICHAEL CHARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W16 S10 E16 N10\$ S10 W16 N10 W15 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W24 S1 W5 S15\$ N5 W5 S5\$ N5 E5 N10 E5 N1 E24 N45\$.

LAND DESCRIPTION TOTAL OB/XF 7,800

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000135 C SFR CNSVTN 100 PUD 60.00 120.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000

REVIEW DATE 10/05/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS