

LOT 136
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CHRESTENSEN DAVID K & DEBORAH LYNN
75156 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0136-0000



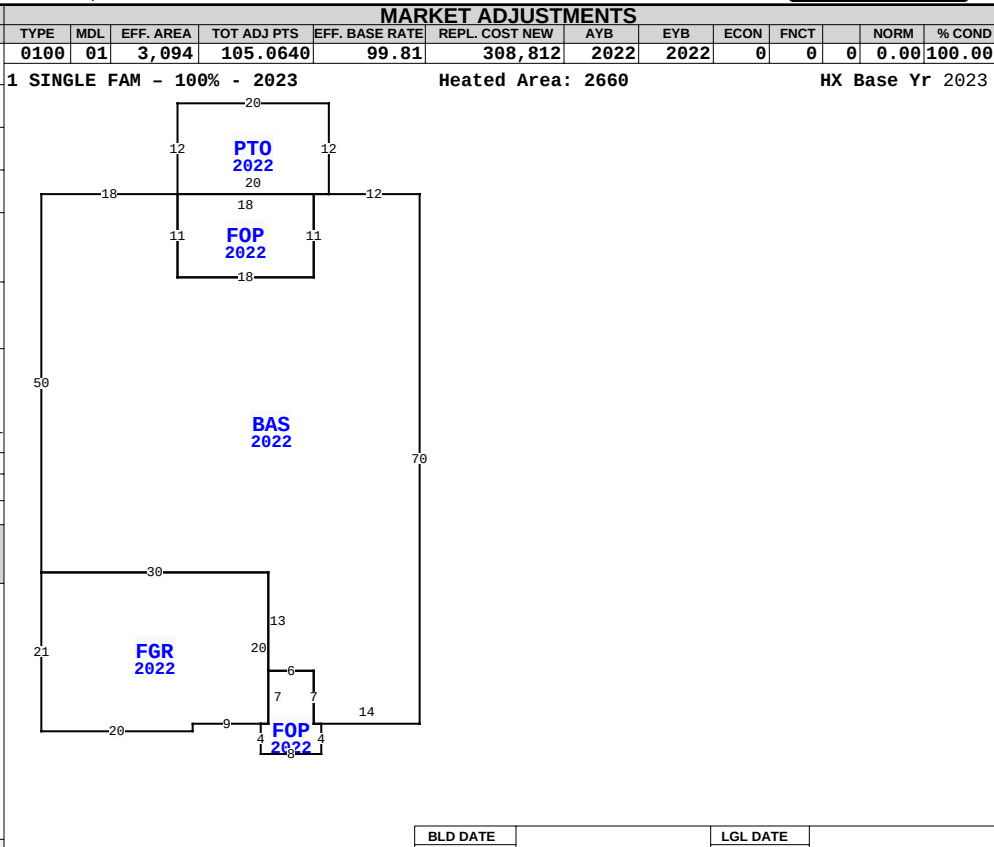
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,660	100	2,660	265,495
FGR	620	55	341	34,035
FOP	74	30	22	2,196
FOP	198	30	59	5,889
PTO	240	5	12	1,198
TOTALS	3,792		3,094	308,812

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	915.00	SF	10.00	10.00	100	2022
2	0911	SCRN RM A	0 100	20	12	240.00	SF	17.50	17.50	100	2022

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



75156 WHITE RABBIT AVE, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
13,224											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						308,812					
TOTAL MARKET OB/XF VALUE						13,224					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						387,036					
SOH/AGL Deduction						4,161					
ASSESSED VALUE						382,875					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						332,875					
TOTAL JUST VALUE						387,036					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						371,723					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2213931	XFOB	8,672	09/13/2022
21008965	CO ISSUED	0	06/29/2022
21006391	NEW CONSTR	385,428	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0708	6/30/2022	SW	Q	I	01	452,300	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: CHRESTENSEN DAVID K							
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] W12 PTO=[YR=2022] N12 W20 S12 E20\$ W2 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S4 E8 N4 W1 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70\$.											