

LOT 143
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRANE MICHAEL & RUTH ANN
75196 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 60
Interior Floor	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	2,660	100	2,660	273,497
FGR	620	55	341	35,061
FOP	63	30	19	1,954
FSP	198	40	79	8,123
TOTALS	3,541		3,099	318,635

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	
2	0462	ST/AL FNC	0 100	138	0	690.00	SF	10.00	
3	0463	FENCE GATE	0 100	0	0	1.00	UT	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	64.00	120.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,099	108.2840	102.87	318,794	2022	2022	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 2660									
HX Base Yr 2023									

75196 WHITE RABBIT AVE, YULEE									
TOTAL OB/XF 16,020									

TOTAL OB/XF									
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	64.00	120.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					318,635				
TOTAL MARKET OB/XF VALUE					16,020				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					399,655				
SOH/AGL Deduction					4,469				
ASSESSED VALUE					395,186				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					340,186				
TOTAL JUST VALUE					399,655				
NCON VALUE					7,200				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					376,685				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007157	CO ISSUED	0	11/16/2022
21007157	NEW CONSTR	385,743	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2599/0526	10/27/2022	SW	Q	I	02	492,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: CRANE MICHAEL & RUT							
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] S3 E7 N3 FGR=[YR=2022] E10 S1 E20 N21 W30 S20\$ N7 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.									