

LOT 145
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DOUGHERTY SAVANNAH N & TYEE EVAN
75204 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0145-0000



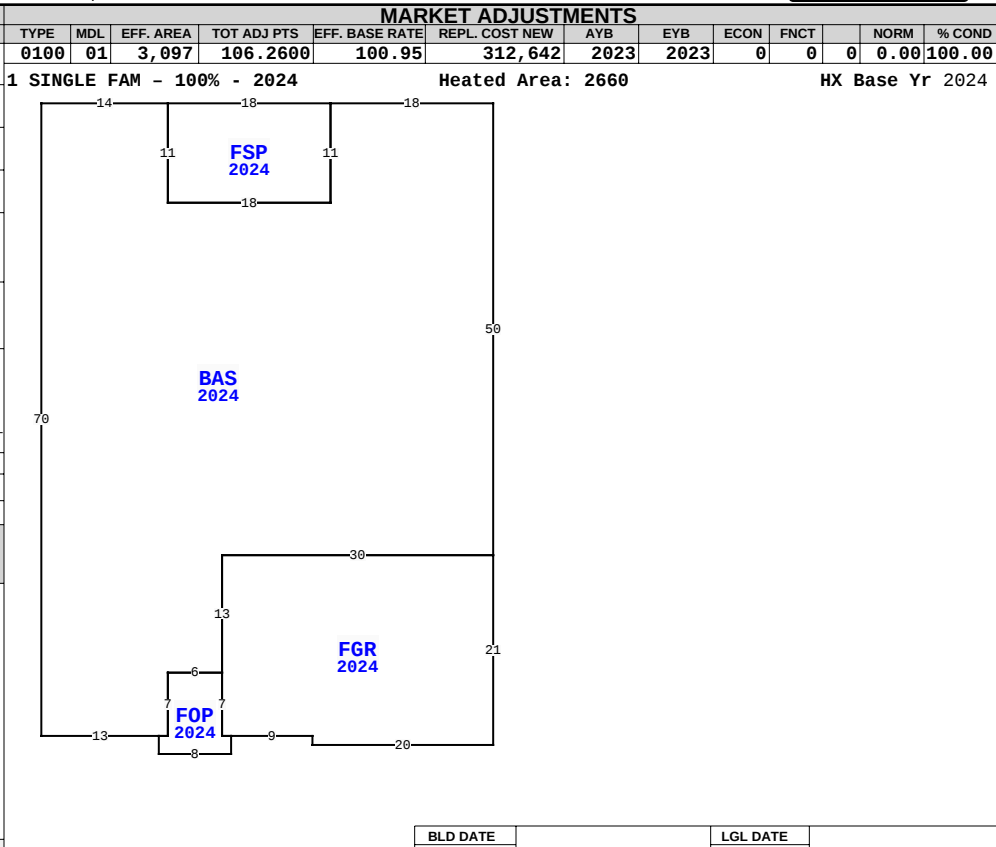
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	268,527
FGR	620	55	341	34,424
FOP	58	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,536		3,097	312,642

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	0	945.00	SF	10.00	10.00	100	2024	2023
2	0462	ST/AL FNC	0	100	150	0	750.00	SF	10.00	10.00	100	2024	2023
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023

LAND DESCRIPTION													
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
1	000135	C	SFR CNSVTN	100		PUD	67.00	120.00	1.00	LT		1.00	1.00



75204 WHITE RABBIT AVE, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
													17,550

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					312,642				
TOTAL MARKET OB/XF VALUE					17,550				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					395,192				
SOH/AGL Deduction					13,295				
ASSESSED VALUE					381,897				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					331,897				
TOTAL JUST VALUE					395,192				
NCON VALUE					330,192				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005339	CO ISSUED	0	01/24/2023
22005339	NEW CONSTR	439,081	04/06/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2617/1082	2/02/2023	SW	Q	I	01	501,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: DOUGHERTY SAVANNAH							
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=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$									
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$									
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$									
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$									