

LOT 146
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ROSENTHAL MITHCELL & STEPHANIE
75208 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0146-0000



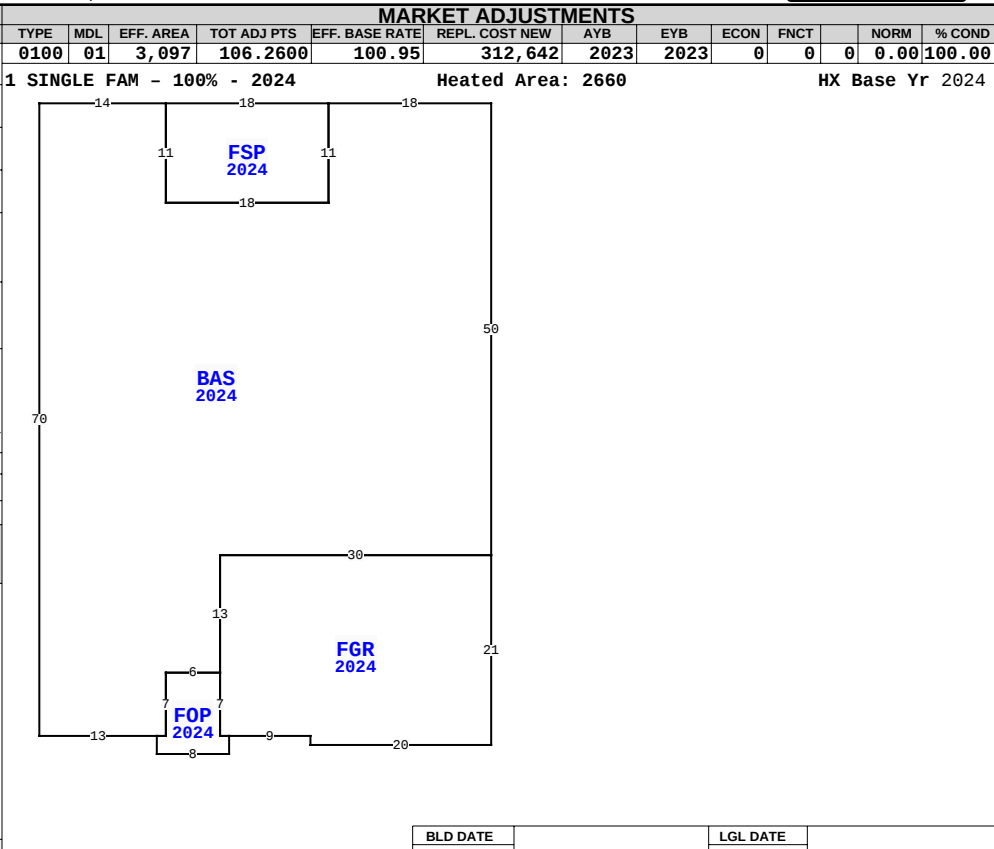
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	Q
1	0855	CONC PAVER	0 100	0	0	930.00	SF	10.00	10.00	100	2024	2023	100

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	72.00	120.00	1.00	LT		1.00	1.00



75208 WHITE RABBIT AVE, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										312,642				
TOTAL MARKET OB/XF VALUE										9,300				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										386,942				
SOH/AGL Deduction										151,372				
ASSESSED VALUE										235,570				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										185,570				
TOTAL JUST VALUE										386,942				
NCON VALUE										321,942				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005362	CO ISSUED	0	03/15/2023
22005362	NEW CONSTR	439,410	04/06/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/1447	3/28/2023	SW	Q	I	01	516,700	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: ROSENTHAL MITCHELL							
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 \$													

TOTAL OB/XF														9,300
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
1	000135	C	SFR CNSVTN	100		PUD	72.00	120.00	1.00	LT		1.00	1.00	1.00