

LOT 153
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ROWE DAVID KEITH & SUSAN LEE
75262 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0153-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,345	100	2,345	239,964
FGR	380	55	209	21,387
FOP	122	30	37	3,786
FSP	128	40	51	5,219
PTO	128	5	6	614
TOTALS	3,103		2,648	270,970

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	0	0	0			
2	0855	CONC PAVER	0	0	0	0			
3	0462	ST/AL FNC	1	0	90	0			

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D								
1	000135	C	SFR	CNSVTN	0									

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,648	107.7120	102.33	270,970	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										270,970				
TOTAL MARKET OB/XF VALUE										10,422				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										346,392				
SOH/AGL Deduction										0				
ASSESSED VALUE										346,392				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										346,392				
TOTAL JUST VALUE										346,392				
NCON VALUE										4,500				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										328,334				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004862	CO ISSUED	0	03/30/2022
21006835	NEW CONSTR	335,829	07/01/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2552/1945	3/30/2022	WD	Q	I	01	446,800			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: ROWE DAVID KEITH &									
2447/1498	3/29/2021	SW	Q	V	05	912,500			
GRANTOR: THREE RIVERS DEVELOPE									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W13 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S8 E16 N8 W16\$ E16 N8 \$ S16 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49 \$.														