

LOT 155
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CREWS WAYNE PHILIP SR & GLORIA JEAN
PO BOX 943
YULEE, FL 32041

2024

10-2N-26-2010-0155-0000



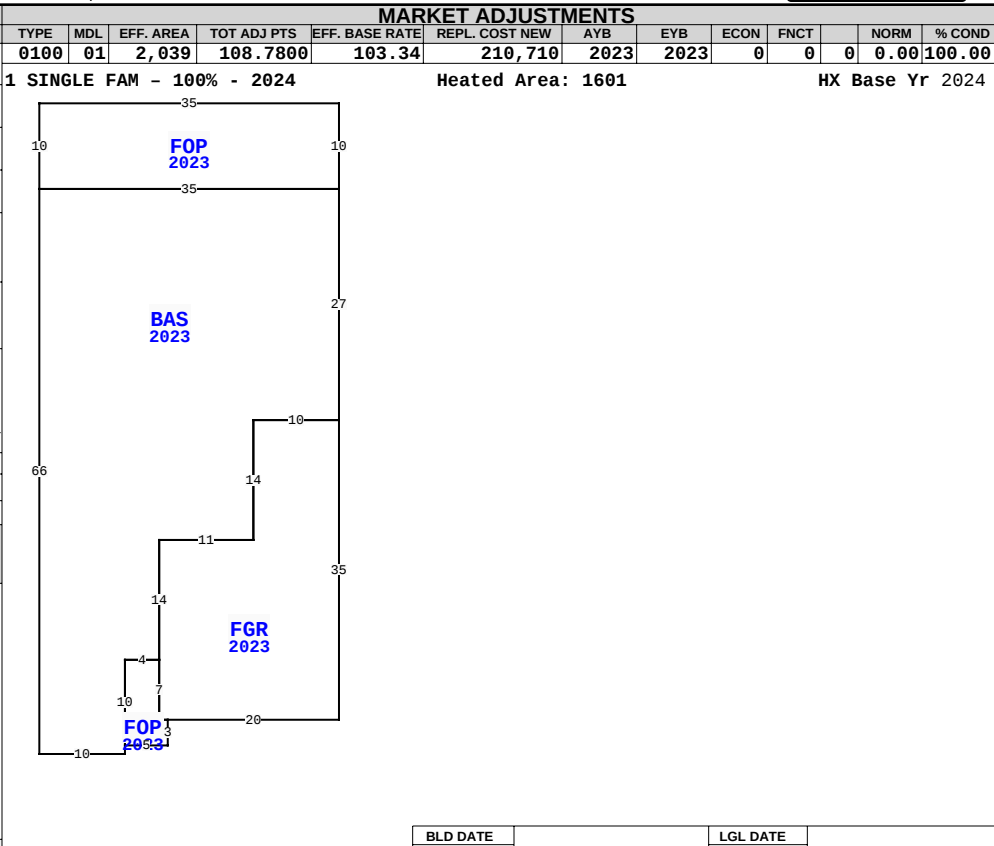
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,601	100	1,601	165,447
FGR	581	55	320	33,069
FOP	43	30	13	1,343
FOP	350	30	105	10,851
TOTALS	2,575		2,039	210,710

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	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	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	DPH FACT	% COND
1	000135	C	SFR CNSVTN	100		PUD	50.00	120.00	1.00	LT		1.00	1.00



75274 WHITE RABBIT AVE, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
3,411													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					210,710				
TOTAL MARKET OB/XF VALUE					3,411				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					279,121				
SOH/AGL Deduction					117,398				
ASSESSED VALUE					161,723				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					106,723				
TOTAL JUST VALUE					279,121				
NCON VALUE					214,121				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206807	CO		07/31/2023
22006807	NEW CONSTR	284,627	05/02/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2658/830	7/31/2023	SW	Q	I	02	370,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CREWS WAYNE PHILIP							
2451/0757	4/07/2021	SW	Q	V	05	2,612,500	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES													
BUILDING DIMENSIONS													
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 \$													
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 \$													
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 \$													
BAS=[YR=2023;ORIG=40,0] E35 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 \$													