

LOT 156
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

KIDWELL ROBERT DYLAN & REAGAN MCKEEVER
75280 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0156-0000



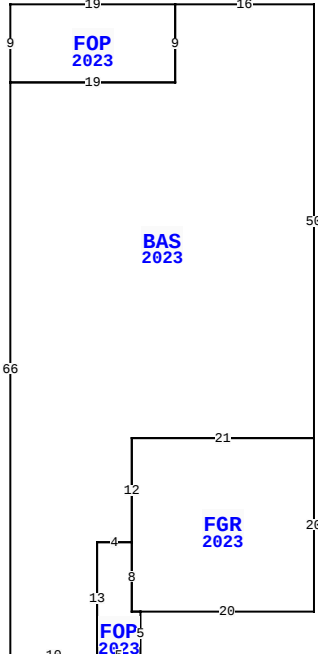
BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		31	HARDIE BRD 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		13	LVT/LAMNT 50	
Interior Floo		14	CARPET 50	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 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	1,877	100	1,877	197,460
FGR	420	55	231	24,301
FOP	57	30	17	1,788
FOP	171	30	51	5,365
TOTALS	2,525		2,176	228,915

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	110.7400	105.20	228,915	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 1877

HX Base Yr 2024



The map shows a property layout with three distinct areas labeled in blue: FOP 2023 (Front Yard), BAS 2023 (Back Yard), and FGR 2023 (Front Garden). The FOP 2023 area is located at the top left, with dimensions 19, 16, 9, and 19. The BAS 2023 area is a large rectangular area in the center, with dimensions 66, 50, 21, and 20. The FGR 2023 area is a smaller rectangular area at the bottom left, with dimensions 12, 4, 8, and 20. The FOP 2023 area is also labeled with dimensions 10, 5, 13, and 4. The FGR 2023 area is also labeled with dimensions 10, 5, 13, and 4.

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				228,915			
TOTAL MARKET OB/XF VALUE				3,494			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				297,409			
SOH/AGL Deduction				0			
ASSESSED VALUE				297,409			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				247,409			
TOTAL JUST VALUE				297,409			
NCON VALUE				232,409			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				65,000			