

LOT 158
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SILVIOUS DONNA E REVOCABLE TRUST AGREEMENT/SILVIOU
75285 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0158-0000



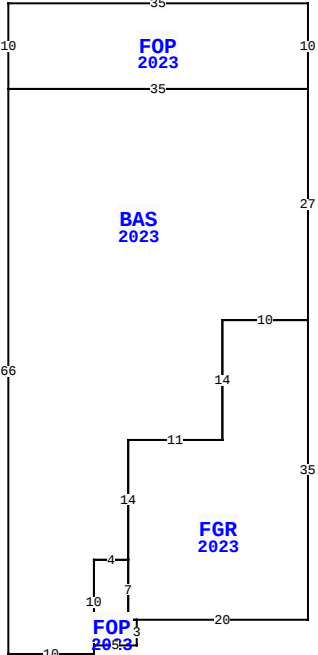
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	60.00	120.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,039	108.7800	103.34	210,710	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1601 HX Base Yr 2024											
											

75285 WHITE RABBIT AVE, YULEE					XF DATE				LAND DATE			
					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
656.00	SF	5.20	5.20	100	2024	2023		100	3,411			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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		184,583	
ASSESSED VALUE		94,538	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		39,538	
TOTAL JUST VALUE		279,121	
NCON VALUE		214,121	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2204423	CO		07/11/2023
22004423	NEW CONSTR	284,627	03/22/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2658/1142	7/28/2023	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SILVIOUS DONNA E RE					
2451/0757	4/07/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=40,0] E35 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 \$									
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 \$									