

LOT 161
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

OSCAR JEAN NEMOURS & CHIQUITA LYNETTE
75271 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0161-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	13	LVT/LAMNT 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	1,041	100	1,041	103,298
FGR	452	55	249	24,708
FOP	57	30	17	1,687
FOP	350	30	105	10,419
FUS	1,332	100	1,332	132,174
STR	48	10	5	496
TOTALS	3,280		2,749	272,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,749	104.4480	99.23	272,783	2023	2023	0	0	0	0.00100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2373

HX Base Yr

35

19

FOP
2023

19

35

16

BAS
2023

47

3

4

17

14

FGR
2023

19

4

8

13

5

FOP
2023

11

5

20

STR
2023

4

35

15

FUS
2023

40

12

12

20

15

BLD DATE

XF DATE

LGL DATE

LAND DATE