LOT 208
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

STEPHENS STANFORD L & SHALIMAR
75251 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0208-0000

BUILDING CHARACTERISTICS

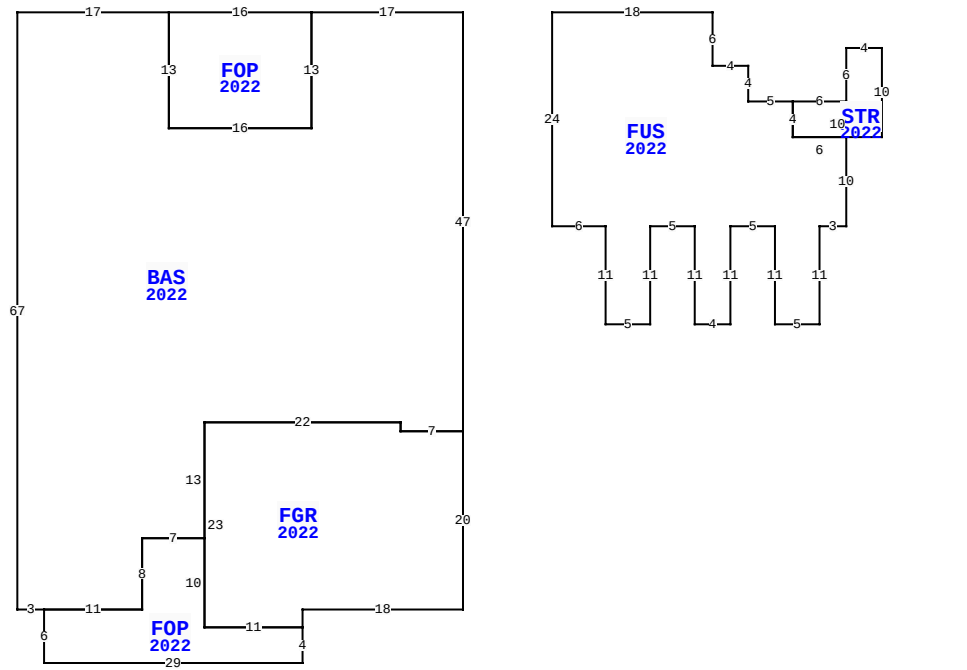
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,484	100	2,484	249,543
FGR	624	55	343	34,458
FOP	208	30	62	6,229
FOP	208	30	62	6,229
FUS	788	100	788	79,162
STR	64	10	6	603
TOTALS	4,376		3,745	376,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,745	105.7500	100.46	376,223	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3272 HX Base Yr 2023



75251 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,223
TOTAL MARKET OB/XF VALUE		4,753
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		445,976
SOH/AGL Deduction		5,985
ASSESSED VALUE		439,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,991
TOTAL JUST VALUE		445,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007470	CO ISSUED	0	07/07/2022
21007470	NEW CONSTR	465,069	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1861	6/28/2022	WD	Q	I	01	510,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEPHENS STANFORD L						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3 FOP=[YR=2022] S6 E29 N4 FGR=[YR=2022] N2 E18 N20 W7 N1 W22 S23 E11$ W11 N10 W7 S8 W11$ E11 N8 E7 N13 E22 S1 E7 N47$ PTR= E10 FUS=[YR=2022] E18 S6 E4 S4 E5 STR=[YR=2022] E6 N6 E4 S10 W10 N4$ S4 E6 S10 W3 S11 W5 N11 W5 S11 W4 N11 W5 S11 W5 N11 W6 N24$ W10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2022	2022	3	100	4,753	

LAND DESCRIPTION

TOTAL OB/XF 4,753

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	96.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/22/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS