

LOT 210
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

TAN CYRIL BALZA/MONSALE RHEA NANCY ANNE GUAY
75241 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0210-0000



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	11	CLAY TILE 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
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	2,756	100	2,756	275,793
FGR	675	55	371	37,126
FOP	170	30	51	5,104
FOP	200	30	60	6,004
TOTALS	3,801		3,238	324,027

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	911.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT	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	3,238	105.3400	100.07	324,027	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 2756											
HX Base Yr 2023											

75241 WHITE RABBIT AVE, YULEE											
TOTAL OB/XF 4,737											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		324,027	
TOTAL MARKET OB/XF VALUE		4,737	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		393,764	
SOH/AGL Deduction		22,127	
ASSESSED VALUE		371,637	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		321,637	
TOTAL JUST VALUE		393,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008285	CO ISSUED	0	05/27/2022
21008695	NEW CONSTR	403,333	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1153	5/26/2022	WD	Q	I	01	483,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAN CYRIL BALZA & R						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W18 FOP=[YR=2022] W17 S12 E14 R3 U3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2022] S8 E20 N2 FGR=[YR=2022] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W11\$ E11 N2 E8 N13 E31 N53\$.											