

LOT 214
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

REEDER THOMAS E & MELISSA MARIE
75225 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0214-0000



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	11	CLAY TILE 50
Interior Floor	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	2,288	100	2,288	243,100
FGR	586	55	322	34,213
FOP	25	30	8	850
FSP	160	40	64	6,800
TOTALS	3,059		2,682	284,962

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	935.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	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
0100	01	2,682	111.8400	106.25	284,962	2023	2023	0	0
1 SINGLE FAM - 100% - 2024 Heated Area: 2288 HX Base Yr 2024									
75225 WHITE RABBIT AVE, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	935.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				284,962		
TOTAL MARKET OB/XF VALUE				9,350		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				359,312		
SOH/AGL Deduction				0		
ASSESSED VALUE				359,312		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				309,312		
TOTAL JUST VALUE				359,312		
NCON VALUE				294,312		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				65,000		

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=20,30] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 \$									
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 \$									
FSP=[YR=2024;ORIG=36,30] E16 S10 W16 N10 \$									
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 \$									