LOT 217
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PARDUE RECO D & STEPHANIE
75203 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0217-0000

BUILDING CHARACTERISTICS

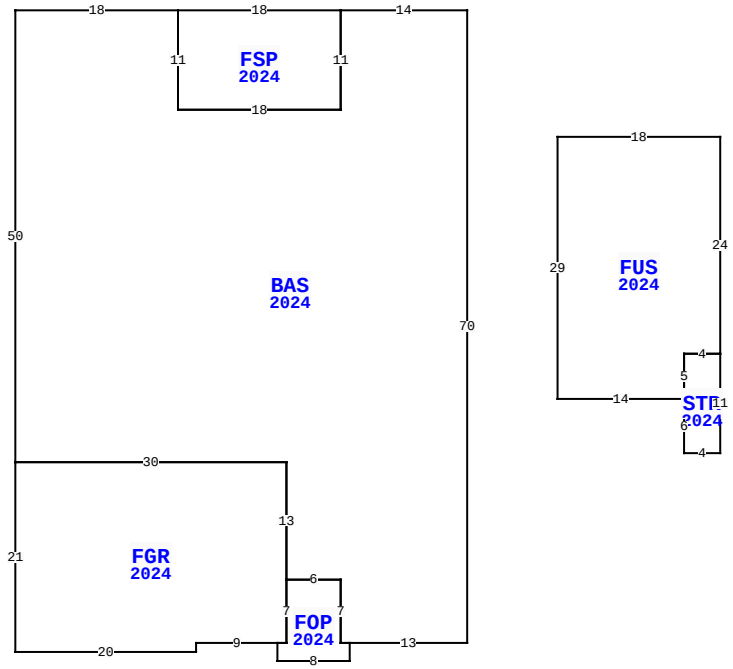
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,660	100	2,660	264,963
FGR	620	55	341	33,967
FOP	58	30	17	1,693
FSP	198	40	79	7,869
FUS	502	100	502	50,004
STR	44	10	4	398
TOTALS	4,082		3,603	358,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,603	104.8500	99.61	358,895	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 3162 HX Base Yr



75203 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	358,895
TOTAL MARKET OB/XF VALUE	10,420
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	434,315
SOH/AGL Deduction	0
ASSESSED VALUE	434,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,315
TOTAL JUST VALUE	434,315
NCON VALUE	369,315
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008127	CO ISSUED	0	03/09/2023
21008127	NEW CONSTR	450,047	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1743	3/30/2023	SW	Q	I	01	519,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PARDUE RECO DOMINIC						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=42,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=22,80] W30 S21 E20 N1 E9 E1 N7 N13 $
FUS=[YR=2024;ORIG=70,44] W18 S29 E14 N5 E4 N24 $
FSP=[YR=2024;ORIG=28,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=28,93] W6 S7 W1 S2 E8 N2 W1 N7 $
STR=[YR=2024;ORIG=70,68] W4 S5 S6 E4 N11 $
.

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	0855	CONC PAVER	0	0	0	0	1,042.00	SF	10.00	10.00	100	2024	2023		100	10,420	

LAND DESCRIPTION

TOTAL OB/XF 10,420

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	0		PUD	114.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/07/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS