

LOT 221
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CARR PATRICIA ANNE & JAMES R
75181 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0221-0000



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

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	268,527
FGR	620	55	341	34,424
FOP	58	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,536		3,097	312,642

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	891.00	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	68.00	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	3,097	106.2600	100.95	312,642	2023	2023	0	0
1 SINGLE FAM - 100% - 2024 Heated Area: 2660 HX Base Yr 2024									
75181 WHITE RABBIT AVE, YULEE									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 312,642									
TOTAL MARKET OB/XF VALUE 8,910									
TOTAL LAND VALUE - MARKET 65,000									
TOTAL MARKET VALUE 386,552									
SOH/AGL Deduction 0									
ASSESSED VALUE 386,552									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 336,552									
TOTAL JUST VALUE 386,552									
NCON VALUE 321,552									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004838	CO ISSUED	0	03/09/2023
22004838	NEW CONSTR	439,081	03/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1737	3/30/2023	SW	Q	I	01	470,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CARR PATRICIA ANNE						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$									
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$									
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$									
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 \$									