

LOT 231
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SIMS STERLING S & TIFFANY S
75117 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0231-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	2,667	100	2,667	284,382
FGR	620	55	341	36,361
FOP	63	30	19	2,026
FSP	198	40	79	8,424
TOTALS	3,548		3,106	331,193

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	948.00	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	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	65.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,106	112.2400	106.63	331,193	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2667 HX Base Yr											

75117 WHITE RABBIT AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			331,193
TOTAL MARKET OB/XF VALUE			9,480
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			405,673
SOH/AGL Deduction			0
ASSESSED VALUE			405,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			405,673
TOTAL JUST VALUE			405,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003300	CO ISSUED	0	03/01/2022
21007035	NEW CONSTR	385,428	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1688	3/22/2022	SW	Q	I	01	406,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SIMS STERLING SHERA						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S4 E7 N4 W1 N7 W5 S7 W1\$ E1 N20 W30\$ E30 S13 E5 S7 E15 N70\$.											