LOT 236
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

HUNTER KRYSTAL MARIE & RICHARD BRETT
75316 WHITE RABBIT AVE
YULEE, FL 32097

2024

10-2N-26-2010-0236-0000

BUILDING CHARACTERISTICS

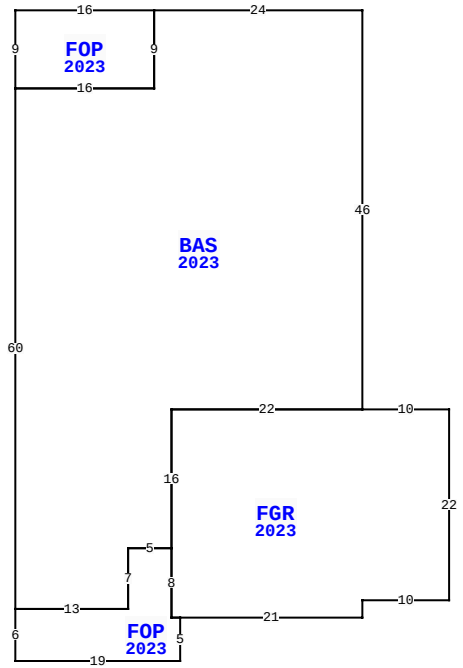
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,075	100	2,075	222,357
FGR	748	55	411	44,043
FOP	144	30	43	4,608
FOP	148	30	44	4,715
TOTALS	3,115		2,573	275,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	112.8000	107.16	275,723	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2075 HX Base Yr 2024



75316 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		275,723
TOTAL MARKET OB/XF VALUE		5,403
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,126
SOH/AGL Deduction		96,487
ASSESSED VALUE		249,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,639
TOTAL JUST VALUE		346,126
NCON VALUE		281,126
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001450	CO ISSUED	0	03/21/2023
22001450	NEW CONSTR	361,942	01/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1810	5/08/2023	SW	Q	I	01	426,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUNTER KRYSTAL MARI						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] W24 S9 W16 S60 E13 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 E10 S22 W10 S2 W21 W1 N8 N16 $
FOP=[YR=2023;ORIG=0,69] S6 E19 N5 W1 N8 W5 S7 W13 $
FOP=[YR=2023;ORIG=0,0] E16 S9 W16 N9 $
.

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	0811	CONCRETE B	0	100	0	0	1,039.00	SF	5.20	5.20	100	2024	2023		100	5,403	

LAND DESCRIPTION

TOTAL OB/XF 5,403

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	100		PUD	80.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS