LOT 125
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MCCULLARS AARON ISAIAH/FATER VICTORIA LYNN
75110 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0125-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

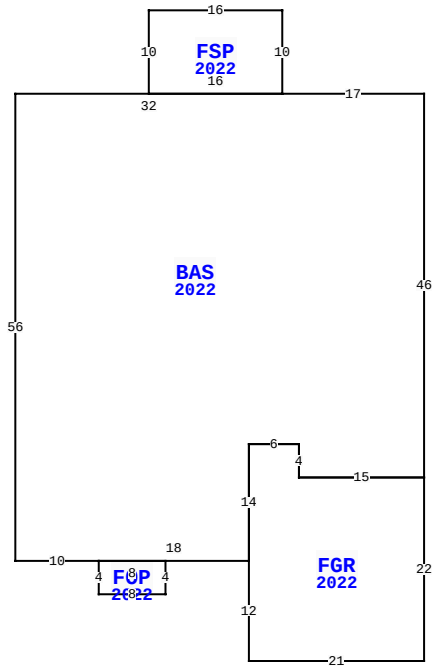
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,510	100	2022	2,510	279,764
FGR	486	55	2022	267	29,759
FOP	32	30	2022	10	1,114
FSP	160	40	2022	64	7,133
TOTALS	3,188			2,851	317,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,851	112.0245	112.02	319,369	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2510 HX Base Yr



75110 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,772
TOTAL MARKET OB/XF VALUE	7,286
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	390,058
SOH/AGL Deduction	0
ASSESSED VALUE	390,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,058
TOTAL JUST VALUE	390,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006691	CO ISSUED	0	04/28/2022
21006370	NEW CONSTR	357,501	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0378	4/28/2022	SW	Q	I	01	417,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCULLARS AARON I &						
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=2022] W17 FSP=[YR=2022] N10 W16 S10 E16$ W32 S56 E10 FOP=[YR=2022] S4 E8 N4 W8$ E18 FGR=[YR=2022] S12 E21 N22 W15 N4 W6 S14$ N14 E6 S4 E15 N46$.

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	736.00	SF	10.00	10.00	100	2022	2022	3	99	7,286	

LAND DESCRIPTION

TOTAL OB/XF 7,286

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	RES NATURAL	0		PUD	61.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/10/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS