LOT 127
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

YORSANER ADAM SETH/FORTIER JACQUELINE NICOLE
75120 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0127-0000

BUILDING CHARACTERISTICS

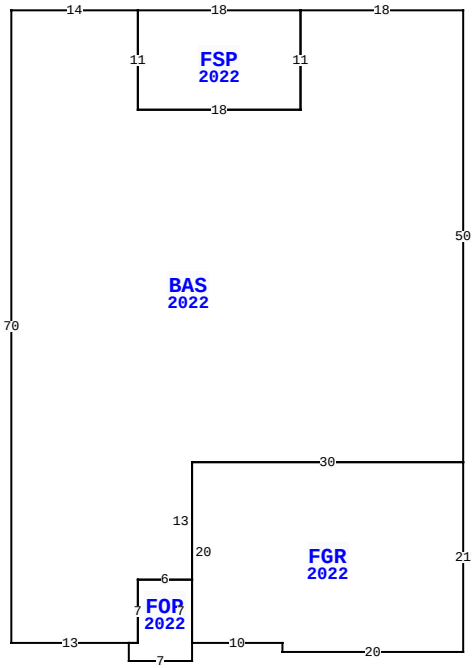
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,660	100	2022	2,660	297,445
FGR	620	55	2022	341	38,131
FOP	56	30	2022	17	1,900
FSP	198	40	2022	79	8,834
TOTALS	3,534			3,097	346,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	112.4424	112.44	348,227	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2025 Heated Area: 2660 HX Base Yr 2025



75120 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		346,312
TOTAL MARKET OB/XF VALUE		14,441
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		425,753
SOH/AGL Deduction		0
ASSESSED VALUE		425,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		375,031
TOTAL JUST VALUE		425,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007142	CO ISSUED	0	05/09/2022
21006372	NEW CONSTR	385,461	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0526	5/13/2022	SW	Q	I	01	460,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: YORSANER ADAM S & J						
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] W18 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S2 E7 N2 FGR=[YR=2022] E10 S1 E20 N21 W30 S20$ N7 W6 S7 W1$ E1 N7 E6 N13 E30 N50$.

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	100	0	0	882.00	SF	10.00	10.00	100	2022	2022	3	99	8,732	
2	0462	ST/AL FNC	0	100	114	5	570.00	SF	10.00	10.00	100	2022	2022	3	95	5,415	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 14,441

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	100		PUD	52.00	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