LOT 129
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HINDS DWAIN DANZA/ST PRIX-HINDS SORAYA CATHERINE
75128 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0129-0000

BUILDING CHARACTERISTICS

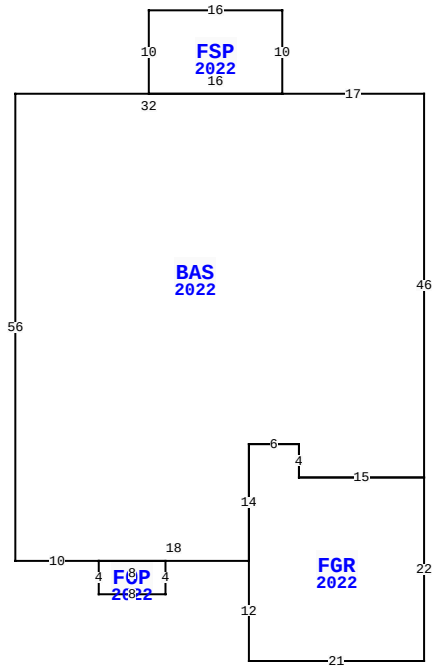
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	281,845
FGR	486	55	2022	267	29,981
FOP	32	30	2022	10	1,123
FSP	160	40	2022	64	7,186
TOTALS	3,188			2,851	320,136

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	112.9128	112.91	321,906	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2510 HX Base Yr 2023



75128 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		320,136
TOTAL MARKET OB/XF VALUE		6,395
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		391,531
SOH/AGL Deduction		22,538
ASSESSED VALUE		368,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		318,271
TOTAL JUST VALUE		391,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006401	CO ISSUED	0	11/08/2022
21006401	NEW CONSTR	357,501	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0537	11/14/2022	SW	Q	I	01	445,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HINDS DWAIN DANZA &						
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	100	0	0	646.00	SF	10.00	10.00	100	2022	2022	3	99	6,395	

LAND DESCRIPTION

TOTAL OB/XF 6,395

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	000134	C	RES POND	100		PUD	70.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS