LOT 131
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOWARD KEITH E & DENA ANDRING
75136 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0131-0000

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 60
Interior Floo	14	CARPET 40
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

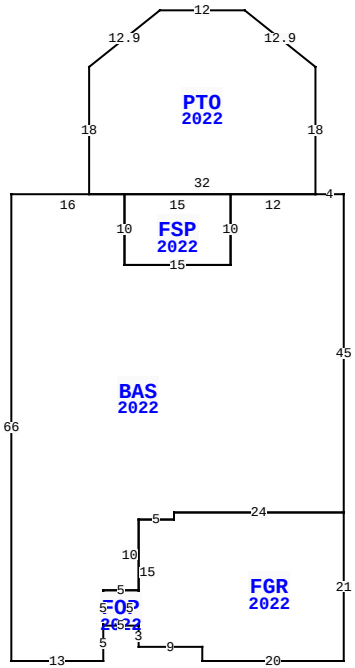
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2022	2,298	271,501
FGR	586	55	2022	322	38,043
FOP	25	30	2022	8	945
FSP	150	40	2022	60	7,088
PTO	752	5	2022	38	4,489
TOTALS	3,811			2,726	322,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,726	118.7424	118.74	323,685	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2298 HX Base Yr 2023



75136 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,067
TOTAL MARKET OB/XF VALUE		19,005
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		406,072
SOH/AGL Deduction		21,481
ASSESSED VALUE		384,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,869
TOTAL JUST VALUE		406,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013675	CO ISSUED	0	07/26/2022
21013675	NEW CONSTR	376,981	10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0376	7/22/2022	SW	Q	I	01	440,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOWARD KEITH EDMOND						
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] W4 PTO=[YR=2022] N18 U8 L10 W12 L10 D8 S18 E32$ W12 FSP=[YR=2022] W15 S10 E15 N10$ S10 W15 N10 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3E9 S2 E20 N21 W24 S1 W5 S15$ N5 W5 S5$ N5 E5 N10 E5 N1 E24 N45$.

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	775.00	SF	10.00	10.00	100	2022	2022	3	99	7,673	
2	0462	ST/AL FNC	0	100	220	0	1,100.00	SF	10.00	10.00	100	2022	2022	3	95	10,450	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 19,005

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	78.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/05/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS