LOT 132
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SOTO-ACOSTA RAUL
75140 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0132-0000

BUILDING CHARACTERISTICS

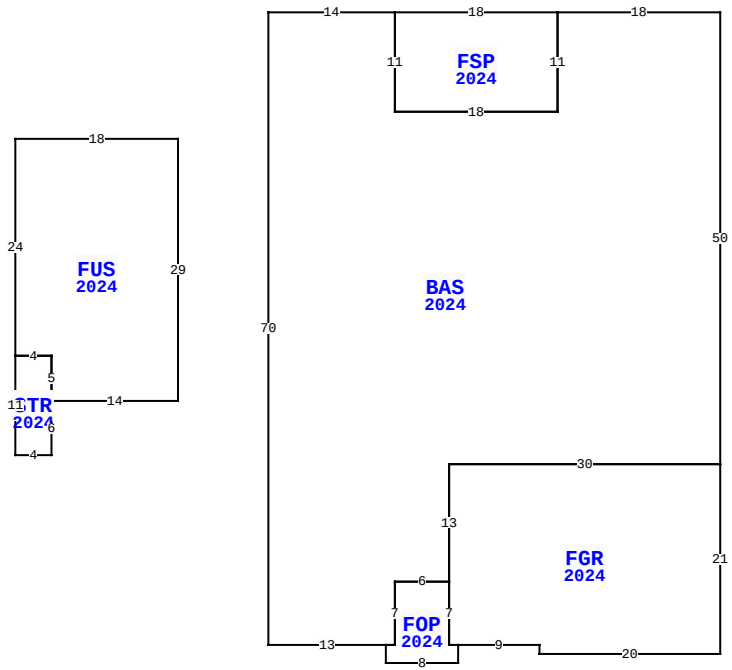
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2024	2,660	292,839
FGR	620	55	2024	341	37,541
FOP	58	30	2024	17	1,872
FSP	198	40	2024	79	8,697
FUS	502	100	2024	502	55,265
STR	44	10	2024	4	440
TOTALS	4,082			3,603	396,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,603	110.0925	110.09	396,654	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3162 HX Base Yr 2025



75140 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		396,654
TOTAL MARKET OB/XF VALUE		40,802
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		502,456
SOH/AGL Deduction		0
ASSESSED VALUE		502,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		451,734
TOTAL JUST VALUE		502,456
NCON VALUE		32,052
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240005420	286 SF FIBERGLASS	42,000	05/06/2024
C2115058	CO		04/18/2023
21015058	NEW CONSTR	512,445	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1374	12/29/2023	WD	Q	I	01	580,000
GRANTOR: GISSENTANNER JOSEPH &						
GRANTEE: SOTO-ACOSTA RAUL						
2632/1933	4/21/2023	SW	Q	I	01	500,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GISSENTANNER JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 $
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 $
FUS=[YR=2024;ORIG=-8,44] E18 S29 W14 N5 W4 N24 $
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 $
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 $
STR=[YR=2024;ORIG=-8,68] E4 S5 S6 W4 N11 $
.

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	875.00	SF	10.00	10.00	100	2024	2023		100	8,750	
2	0866	POOL FIBER	0	100	0	0	286.00	SF	72.00	72.00	100	2025	2024		100	20,592	
3	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00	100	2025	2024		100	4,620	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2025	2024		100	6,240	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 40,802

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	67.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS