LOT 133
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

**MASON KENNETH E & MAKESHA K**
75144 WHITE RABBIT AVE
YULEE, FL 32097

**2025**

**10-2N-26-2010-0133-0000**

## BUILDING CHARACTERISTICS

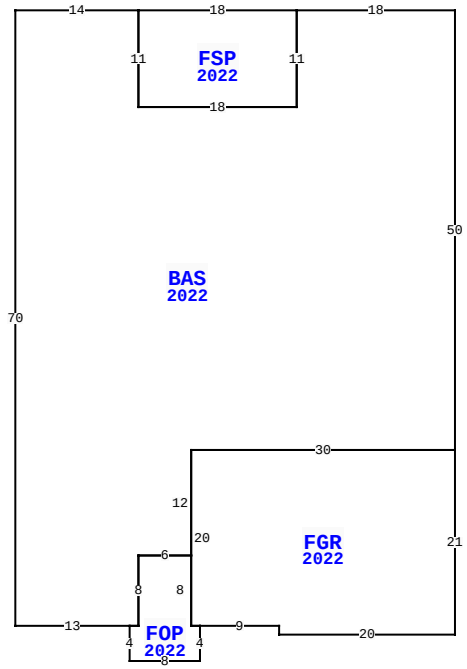
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 2,654 | 100 | 2022 | 2,654 | 296,775 |
| FGR | 620 | 55 | 2022 | 341 | 38,131 |
| FOP | 80 | 30 | 2022 | 24 | 2,684 |
| FSP | 198 | 40 | 2022 | 79 | 8,834 |
| TOTALS | 3,552 | | | 3,098 | 346,423 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,098 | 112.4424 | 112.44 | 348,339 | 2022 | 2022 | 0 | 0 | 0 | 0.55 | 99.45 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2654 HX Base Yr 2023




75144 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 | | 346,423 |
| TOTAL MARKET OB/XF VALUE | | 14,246 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 425,669 |
| SOH/AGL Deduction | | 24,309 |
| ASSESSED VALUE | | 401,360 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 345,638 |
| TOTAL JUST VALUE | | 425,669 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,452 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2113680 | CO ISSUED | 0 | 11/29/2022 |
| B2113680 | NEW CONSTR | 439,055 | 10/06/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2606/0666 | 11/30/2022 | SW | Q | I | 01 | 481,200 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: MASON KENNETH EUGEN | | | | | | |
| 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] S4 E8 N4 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N8 W6 S8 W1$ E1 N8 E6 N12 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 | 815.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 8,069 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 120 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | 3 | 98 | 5,880 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2023 | 3 | 99 | 297 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,246

| 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 | 60.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS