LOT 134
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WELCH LEWIS A III & BETTY C
75148 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0134-0000

BUILDING CHARACTERISTICS

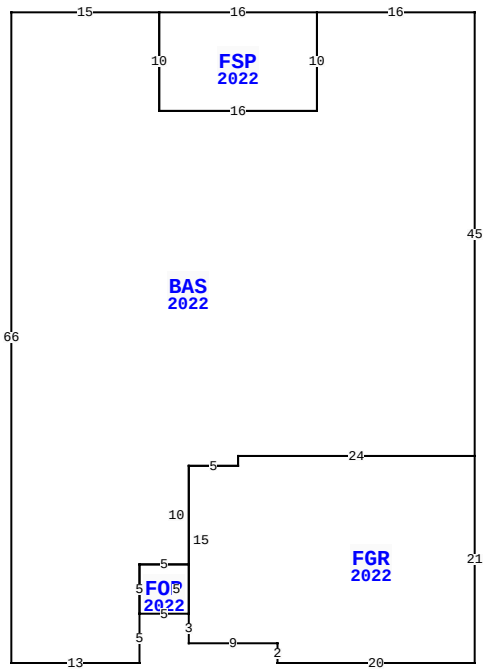
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,288	100	2022	2,288	269,273
FGR	586	55	2022	322	37,895
FOP	25	30	2022	8	942
FSP	160	40	2022	64	7,532
TOTALS	3,059			2,682	315,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	118.3392	118.34	317,388	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2024 Heated Area: 2288 HX Base Yr 2024



75148 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		315,642
TOTAL MARKET OB/XF VALUE		7,722
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		388,364
SOH/AGL Deduction		33,513
ASSESSED VALUE		354,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,129
TOTAL JUST VALUE		388,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006562	CO ISSUED	0	08/31/2022
21006562	NEW CONSTR	330,894	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2778/1971	3/28/2025	WD	Q	I	01	450,000
GRANTOR: SPITZER ROBERT JOHN &						
GRANTEE: WELCH LEWIS A III &						
2614/0655	1/18/2023	WD	Q	I	02	431,000
GRANTOR: ARENA MICHAEL CHARLES						
GRANTEE: SPITZER ROBERT JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W16 S10 E16 N10$ S10 W16 N10 W15 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 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	780.00	SF	10.00	10.00	100	2022	2022	3	99	7,722	

LAND DESCRIPTION

TOTAL OB/XF 7,722

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 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