LOT 135
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DEMARCO RANDY WILLIAM
75152 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0135-0000

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		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

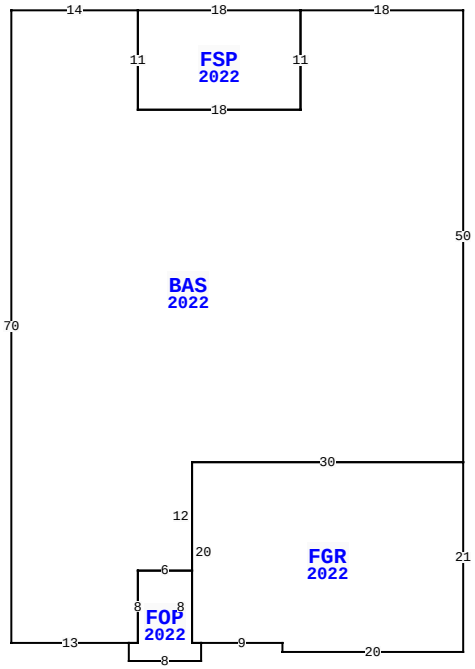
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,654	100	2022	2,654	294,626
FGR	620	55	2022	341	37,855
FOP	64	30	2022	19	2,109
FSP	198	40	2022	79	8,770
TOTALS	3,536			3,093	343,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	111.5730	111.57	345,086	2022	2022	0	0	0	0.50	99.50

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



75152 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		343,361
TOTAL MARKET OB/XF VALUE		8,722
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		417,083
SOH/AGL Deduction		95,562
ASSESSED VALUE		321,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,799
TOTAL JUST VALUE		417,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013531	CO ISSUED	0	11/29/2022
21013531	NEW CONSTR	439,081	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0382	11/30/2022	SW	Q	I	01	525,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DEMARCO RANDY WILLI						
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] S2 E8 N2 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	881.00	SF	10.00	10.00	100	2022	2022	3	99	8,722	

LAND DESCRIPTION

TOTAL OB/XF 8,722

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 12/15/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS