

LOT 136
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CHRESTENSEN DAVID K & DEBORAH LYNN
75156 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0136-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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
BAS	2,660	100
FGR	620	55
FOP	74	30
FOP	198	30
PTO	240	5
TOTALS	3,792	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,094	110.3172	110.32	341,330	2022	2022	0	0	0	0.50	99.50	

1 SINGLE FAM - 100% - 2023

Heated Area: 2660

HX Base Yr 2023

Diagram illustrating the layout and dimensions of a building structure, including areas and dimensions for various sections:

- PTO 2022: 20' x 12' (Area: 240)
- FOP 2022: 18' x 11' (Area: 198)
- BAS 2022: 50' x 70' (Area: 3500)
- FGR 2022: 30' x 21' (Area: 630)
- FOP 2022: 4' x 4' (Area: 16)

BLD DATE		LGL DATE	
YE DATE		LAND DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				339,623			
TOTAL MARKET OB/XF VALUE				12,965			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				417,588			
SOH/AGL Deduction				23,610			
ASSESSED VALUE				393,978			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				343,256			
TOTAL JUST VALUE				417,588			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				387,036			