

LOT 138
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

BUCKLEY HEATHER A & ROBERT C
75174 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0138-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,288	100
FGR	586	55
FOP	25	30
FSP	160	40
TOTALS	3,059	

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	119.6496	119.65	320,901	2022	2022	0	0	0.55	99.45
1 SINGLE FAM - 100% - 2023 Heated Area: 2288 HX Base Yr 2023											
TOTALS	3,059		2,682	319,136							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			319,136
TOTAL MARKET OB/XF VALUE			8,732
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			392,868
SOH/AGL Deduction			22,298
ASSESSED VALUE			370,570
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			319,848
TOTAL JUST VALUE			392,868
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2581/1792	7/06/2022	SW Q	I 01 435,000
GRANTOR: LENNAR HOMES LLC			
GRANTEE: BUCKLEY HEATHER ALE			
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] W16 FSP=[YR=2022] W16 S10 E16 N10S10 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														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00	100	2022	2022	3	99
TOTAL OB/XF 8,732														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	RES NATURAL	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 8,732														