

THOMAS TIFFANY RACQUEL
75184 WHITE RABBIT AVENUE
YULEE, FL 32097

10-2N-26-2010-0140-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall31HARDIE BRD 90
Exterior Wall21STONE 10
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor11CLAY TILE 60
Interior Floor14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5020.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE
BAS2,28810020222,288272,253
FGR58655202232238,315
FOP253020228952
FOP160302022485,711

TOTALES3,0592,666317,233

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100012,666119.6496119.65318,98720222022000.5599.45

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE317,233
TOTAL MARKET OB/XF VALUE8,791
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE391,024
SOH/AGL Deduction18,186
ASSESSED VALUE372,838
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE322,116
TOTAL JUST VALUE391,024
NCAN VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE362,330

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE
2576/10996/21/2022SWQI01410,000
GRANTOR: LENNAR HOMES LLC
GRANTEE: THOMAS TIFFANY RACQ
2447/14503/29/2021SWQQV055,404,800
GRANTOR: THREE RIVERS DEVELOPE
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[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\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNIT DTDPHT% TOT UNITADJPRIADJ UNITLAN LND VLAOTHER ADJUSTMENTSVLADECLFRZYR CONSRV

1000135CRES NATURAL100PUD60.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE 06/10/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS