

LOT 143
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRANE MICHAEL & RUTH ANN
75196 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0143-0000



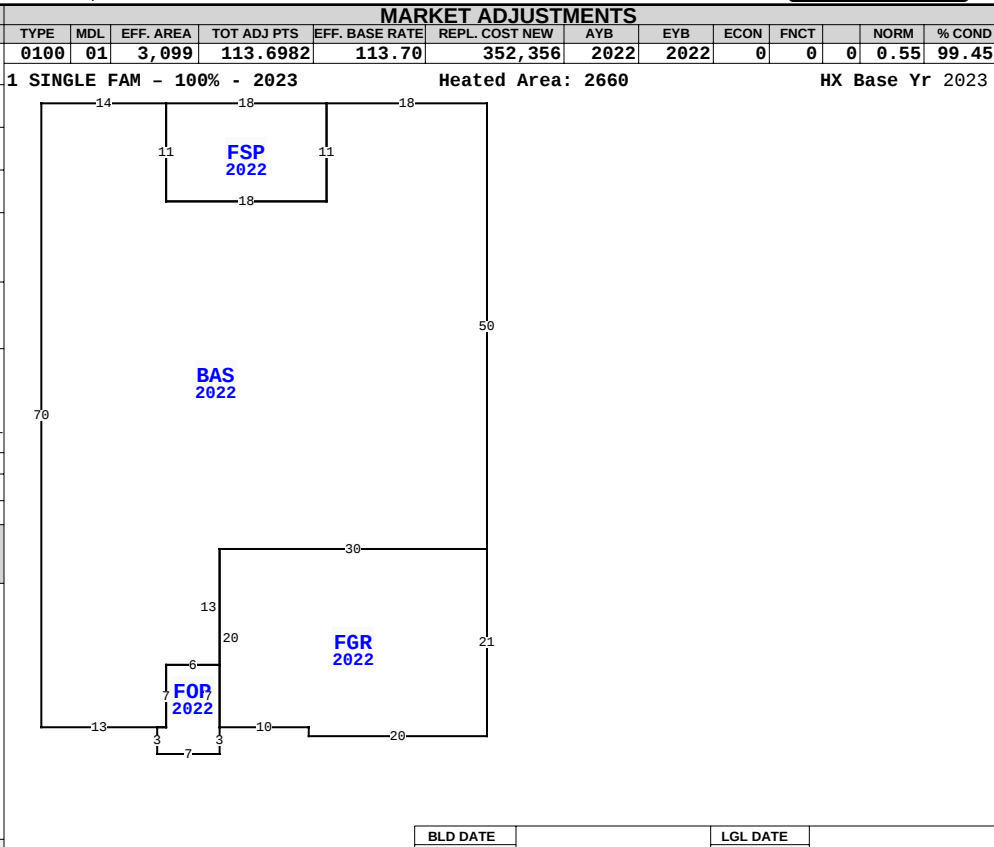
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	300,779
FGR	620	55	2022	341	38,559
FOP	63	30	2022	19	2,148
FSP	198	40	2022	79	8,933
TOTALS	3,541			3,099	350,418

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	882.00	SF	10.00
2	0462	ST/AL FNC	0	100	138	0	690.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00



75196 WHITE RABBIT AVE, YULEE									
TOTAL OB/XF 15,791									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	64.00	120.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 350,418									
TOTAL MARKET OB/XF VALUE 15,791									
TOTAL LAND VALUE - MARKET 65,000									
TOTAL MARKET VALUE 431,209									
SOH/AGL Deduction 24,563									
ASSESSED VALUE 406,646									
TOTAL EXEMPTION VALUE 55,722									
BASE TAXABLE VALUE 350,924									
TOTAL JUST VALUE 431,209									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 399,655									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007157	CO ISSUED	0	11/16/2022
21007157	NEW CONSTR	385,743	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0526	10/27/2022	SW	Q	I	02	492,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CRANE MICHAEL & RUT						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S3 E7 N3 FGR=[YR=2022] E10 S1 E20 N21 W30 S20\$ N7 W6 S7 W1\$ E1 N7 E6 N13 E30 N50\$.									