

JAREMA MICHAEL JULIAN & SUZETTE MARIE
75200 WHITE RABBIT AVE
YULEE, FL 32097

10-2N-26-2010-0144-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms
Bathrooms
Frame02WOOD FRAME 100

StoriesUnits1.1. 100
 0 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5020.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE
BAS2,28810020242,288268,680
FGR58655202432237,812
FOP253020248939
FSP160402024647,516

TOTALS3,0592,682314,947

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALADJUNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

0100012,682117.4320117.43314,94720232023000.00100.0010.008,750

1 SINGLE FAM - 100% - 2024Heated Area: 2288HX Base Yr 2024

FSP 2024

BAS 2024

FGR 2024

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000875.00SF10.0010.00100202420231008,750

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000135CRESNATURAL100PUD67.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE04/07/2023BYKWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE314,947TOTAL MARKET OB/XF VALUE8,750TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE388,697SOH/AGL Deduction212,666ASSESSED VALUE176,031TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE125,309TOTAL JUST VALUE388,697NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE358,712

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I V / RSNCDSALE PRICE

2639/15895/16/2023SWQQI01430,000

GRANTOR: LENNAR HOMES LLCGRANTEE: JAREMA MICHAEL JULI2447/14503/29/2021SWQQV055,404,800GRANTOR: THREE RIVERS DEVELOPEGRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$
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