LOT 145
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DOUGHERTY SAVANNAH N & TYEE EVAN
75204 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0145-0000

BUILDING CHARACTERISTICS

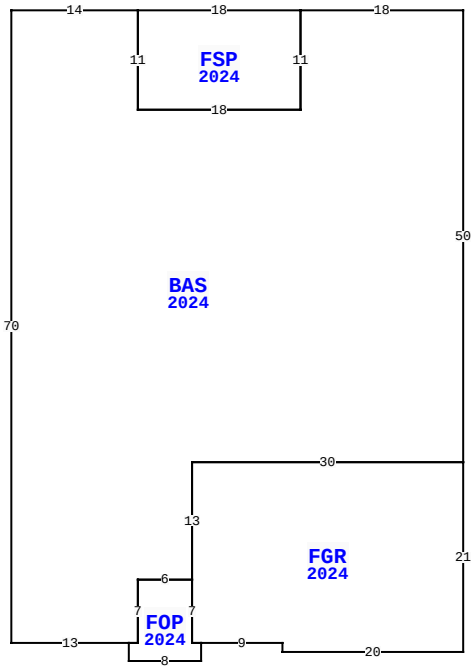
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2024	2,660	296,776
FGR	620	55	2024	341	38,045
FOP	58	30	2024	17	1,897
FSP	198	40	2024	79	8,814
TOTALS	3,536			3,097	345,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	111.5730	111.57	345,532	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2660 HX Base Yr 2024



75204 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,532
TOTAL MARKET OB/XF VALUE		17,394
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		427,926
SOH/AGL Deduction		34,954
ASSESSED VALUE		392,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,250
TOTAL JUST VALUE		427,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005339	CO ISSUED	0	01/24/2023
22005339	NEW CONSTR	439,081	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1082	2/02/2023	SW	Q	I	01	501,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DOUGHERTY SAVANNAH						
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=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 $
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 $
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 $
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	945.00	SF	10.00	10.00	100	2024	2023		100	9,450	
2	0462	ST/AL FNC	0	100	150	0	750.00	SF	10.00	10.00	100	2024	2023		98	7,350	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 17,394

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	67.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/07/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS