

LOT 146  
TRIBUTARY PHASE 1A UNIT 2  
OR 2434/703

ROSENTHAL HUNTLEY FAMILY TRUST/ROSENTHAL MITCHELL  
75208 WHITE RABBIT AVE  
YULEE, FL 32097

2025

10-2N-26-2010-0146-0000



| 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 Floor           | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floor           | 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                |
| FOP                      | 198              | 30               | 2024 | 59           | 6,583                |
| PTO                      | 416              | 5                | 2025 | 21           | 2,343                |
| TOTALS                   | 3,952            |                  |      | 3,098        | 345,644              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 3,098     | 111.5730    | 111.57         | 345,644        | 2023 | 2023 | 0    | 0    | 0.00 | 100.00 |

1 SINGLE FAM - 100% - 2024

Heated Area: 2660

HX Base Yr 2024

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions:

- PTO 2025**: A rectangular area at the top with a width of 26 and a height of 16.
- FOP 2024**: A rectangular area below PTO 2025 with a width of 18 and a height of 11.
- BAS 2024**: A large rectangular area on the left side with a width of 70 and a height of 10.
- FGR 2024**: A rectangular area on the right side with a width of 30 and a height of 21.
- FOP 2024**: A small rectangular area at the bottom left with a width of 8 and a height of 7.

Additional dimensions and layout details include:

- A vertical line on the left side of the main area with a length of 70.
- A horizontal line at the top of the main area with a length of 10.
- A horizontal line at the bottom of the main area with a length of 13.
- A horizontal line on the right side of the main area with a length of 14.
- A horizontal line at the bottom of the main area with a length of 20.
- A horizontal line at the bottom of the main area with a length of 9.
- A horizontal line at the bottom of the main area with a length of 13.
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