LOT 149
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SMITH ANDREW J JR & KIMBERLY DANIELLE
75240 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

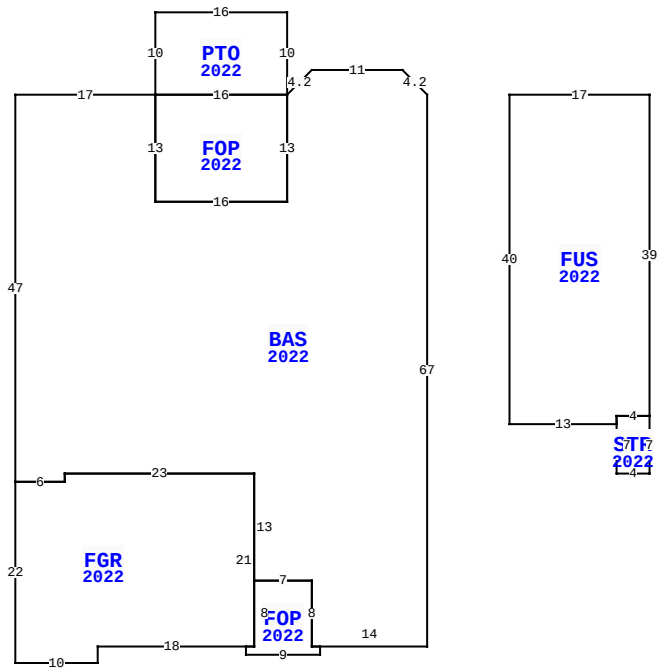
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100	2022	2,525	270,658
FGR	623	55	2022	343	36,766
FOP	65	30	2022	20	2,144
FOP	208	30	2022	62	6,646
FUS	676	100	2022	676	72,461
PTO	160	5	2022	8	858
STR	28	10	2022	3	321
TOTALS	4,285			3,637	389,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,637	107.7300	107.73	391,814	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3201 HX Base Yr 2023



75240 WHITE RABBIT AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,855
TOTAL MARKET OB/XF VALUE		4,448
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		459,303
SOH/AGL Deduction		41,888
ASSESSED VALUE		417,415
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,693
TOTAL JUST VALUE		459,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005005	CO ISSUED	0	03/31/2022
21006957	NEW CONSTR	463,377	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0553	3/31/2022	WD	Q	I	01	460,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH ANDREW J JR &						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W11 D3 L3 PTO=[YR=2022] N10 W16 S10 E16$ FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2022] S22 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W23 S1 W6$ E6 N1 E23 S13 E7 S8 E14 N67$ PTR= E10 FUS=[YR=2022] E17 S39 STR=[YR=2022] S7 W4 N7 E4$ W4 S1 W13 N40$ W10$.

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	0811	CONCRETE B	0	100	0	0	864.00	SF	5.20	5.20	100	2022	2022	3	99	4,448	

LAND DESCRIPTION

TOTAL OB/XF 4,448

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	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/22/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS