

LOT 154
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HARRIS CHAD RICHARD & CHELSEY RAE
75268 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0154-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,143	113.1900	113.19	242,566	2023	2023	0	0	0.00	100.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 1811												HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100													STANDARD																							
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	13	LVT/LAMMT 50													BUILDING MARKET VALUE												242,566											
Interior Floo	14	CARPET 50													TOTAL MARKET OB/XF VALUE												8,507											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												65,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												316,073											
Bedrooms	4	100													SOH/AGL Deduction												14,521											
Bathrooms	2	100													ASSESSED VALUE												301,552											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												250,830											
Units	0	100	TOTAL JUST VALUE												316,073																							
Quality 04 Quality Level 04															NCON VALUE												0											
DOR CODE 0100 SINGLE FAMILY															INCOME VALUE																							
MAP NUM															PREVIOUS YEAR MKT VALUE												293,053											
NEIGHBORHOOD/LOC 5020.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,811	100	2023	1,811	204,987																																	
FGR	486	55	2023	267	30,222																																	
FOP	47	30	2023	14	1,585																																	
FOP	171	30	2023	51	5,773																																	
TOTALS 2,515															2,143 242,566																							
EXTRA FEATURES															75268 WHITE RABBIT AVE, YULEE																							
L N	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	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	100	2024	2023		100	4,388																						
2	0462	ST/AL FNC	0	100	78	0	390.00	SF	10.00	10.00	100	2024	2023		98	3,822																						
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																						
BUILDING NOTES																																						
BUILDING DIMENSIONS																																						
FGR=[YR=2023;ORIG=70,44] S26 W20 W1 N8 N12 E10 N6 E11 \$																																						
FOP=[YR=2023;ORIG=35,9] E19 N9 W19 S9 \$																																						
FOP=[YR=2023;ORIG=45,62] E4 S8 E1 S3 W5 N11 \$																																						
BAS=[YR=2023;ORIG=54,0] E16 S44 W11 S6 W10 S12 W4 S11 S2 W10 N66 E19 N9 \$																																						
.																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																					
REVIEW DATE 09/19/2023 BY KW																																						
Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																																						