

LOT 157
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOOPER TESS L & TYLER JASON
75286 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0157-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 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	2,075	100	2023	2,075	234,268
FGR	748	55	2023	411	46,402
FOP	144	30	2023	43	4,855
FOP	148	30	2023	44	4,968
TOTALS	3,115			2,573	290,492

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,573	112.8960	112.90	290,492	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025				Heated Area: 2075				HX Base Yr			
The diagram illustrates the layout of a property with three distinct building footprints, each labeled with its type and year (2023): FOP 2023 (Front Office Portico): Located at the top left, with a width of 16 and a depth of 9. BAS 2023 (Basement): The central, largest footprint, with a width of 24 and a depth of 46. FGR 2023 (Front Garden Room): Located at the bottom right, with a width of 22 and a depth of 22. Setbacks and other dimensions are indicated by numbers along the lines: - Top setbacks: 16 (left of FOP), 24 (top of BAS). - Left setbacks: 9 (left of FOP), 60 (left of BAS). - Right setbacks: 46 (right of BAS), 10 (right of BAS/FGR), 22 (right of FGR). - Bottom setbacks: 10 (bottom of BAS/FGR), 21 (bottom of FGR), 10 (bottom of FGR). - Internal dimensions: 16 (width of BAS), 22 (width of FGR), 10 (depth of BAS/FGR), 5 (depth of FGR), 13 (depth of FOP), 7 (depth of FOP), 5 (depth of FOP), 19 (depth of FOP).											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							