

SILVIOUS DONNA E REVOCABLE TRUST AGREEMENT/SILVIOUS
75285 WHITE RABBIT AVE
YULEE, FL 32097

10-2N-26-2010-0158-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 50

Interior Floo13CARPET 50

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5020.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,60110020231,601182,866

FGR58155202332036,550

FOP43302023131,485

FOP35030202310511,993

TOTALS2,5752,039232,895

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000656.00SF5.205.20100202420231003,411

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,039114.2190114.22232,895202320230000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 1601HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

TOTAL OB/XFTOTAL3,411

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD60.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE232,895

TOTAL MARKET OB/XF VALUE3,411

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE301,306

SOH/AGL Deduction204,026

ASSESSED VALUE97,280

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE41,558

TOTAL JUST VALUE301,306

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE279,121

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2658/11427/28/2023SWQI01371,200

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: SILVIOUS DONNA E RE

2451/07574/07/2021SWQV052,612,500

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E35 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 \$
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 \$
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 \$
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 \$
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REVIEW DATE06/27/2023BYKWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS