

LOT 159
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

LAABS BARBARA ANNE L/E/
75281 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0159-0000



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 Floop	13	LVT/LAMMT 100
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	2024	2,075	241,281
FGR	528	55	2024	290	33,721
FOP	41	30	2024	12	1,395
FSP	144	40	2024	58	6,744
TOTALS	2,788			2,435	283,142

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	0 0	592.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	50.00	120.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,435	116.2770	116.28	283,142	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2075 HX Base Yr 2024											

75281 WHITE RABBIT AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								283,142	
TOTAL MARKET OB/XF VALUE								3,848	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								351,990	
SOH/AGL Deduction								17,555	
ASSESSED VALUE								334,435	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								283,713	
TOTAL JUST VALUE								351,990	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								325,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2205160	CO		05/12/2023
22005160	NEW CONSTR	344,936	04/04/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2667/645	9/15/2023	LE	U	V	11	100	
GRANTOR: LAABS BARBARA ANNE							
GRANTEE: LAABS ALEXANDER JOS							
2639/1476	5/12/2023	SW	Q	I	01	441,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: LAABS BARBARA ANNE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=40,0] W24 S9 W16 S60 E12 E1 N7 E5 N16 E22 N46 \$									
FGR=[YR=2024;ORIG=18,46] E22 S24 W22 N8 N16 \$									
FOP=[YR=2024;ORIG=12,70] E6 N8 W5 S7 W1 S1 \$									
FSP=[YR=2024;ORIG=0,0] E16 S9 W16 N9 \$									

LAND DESCRIPTION										TOTAL OB/XF										3,848									
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	000134	C	RES POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												