LOT 160
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MOLANO LINDSEY BADILLO & DANIEL JUNIOR BADILLO
75275 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

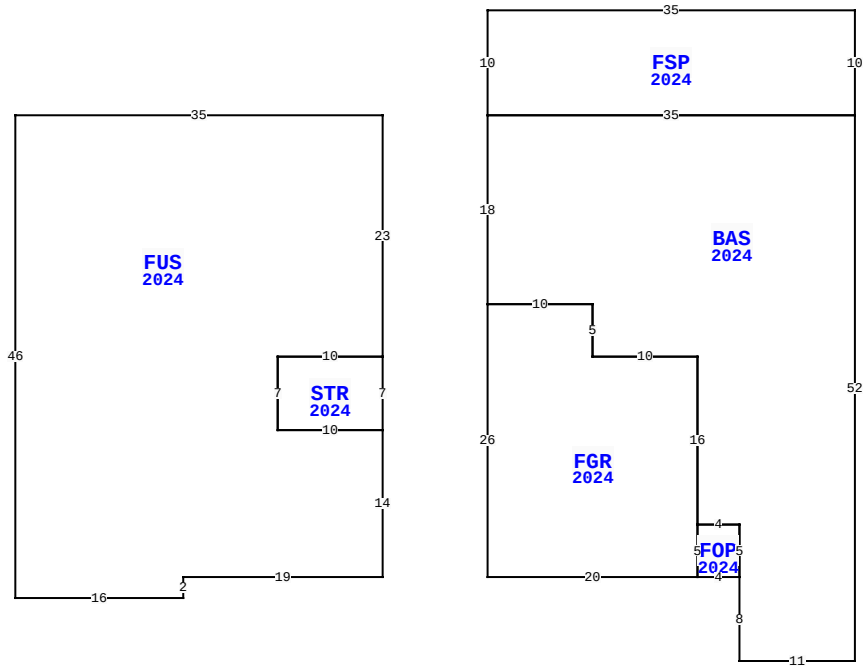
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,138	100	2024	1,138	118,500
FGR	470	55	2024	258	26,866
FOP	20	30	2024	6	625
FSP	350	40	2024	140	14,578
FUS	1,502	100	2024	1,502	156,403
STR	70	10	2024	7	729
TOTALS	3,550			3,051	317,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	104.1348	104.13	317,701	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2640 HX Base Yr



75275 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	317,701
TOTAL MARKET OB/XF VALUE	4,680
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	387,381
SOH/AGL Deduction	0
ASSESSED VALUE	387,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,381
TOTAL JUST VALUE	387,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207263	CO		06/30/2023
22007263	NEW CONSTR	431,727	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1047	6/30/2023	SW	Q	I	01	434,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOLANO LINDSEY BADI						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 $
BAS=[YR=2024;ORIG=20,28] N18 E35 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
.

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	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2024	2023		100	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	000134	C	RES POND	0		PUD	53.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/27/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS