LOT 161
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

OSCAR JEAN NEMOURS & CHIQUITA LYNETTE
75271 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0161-0000

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 Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

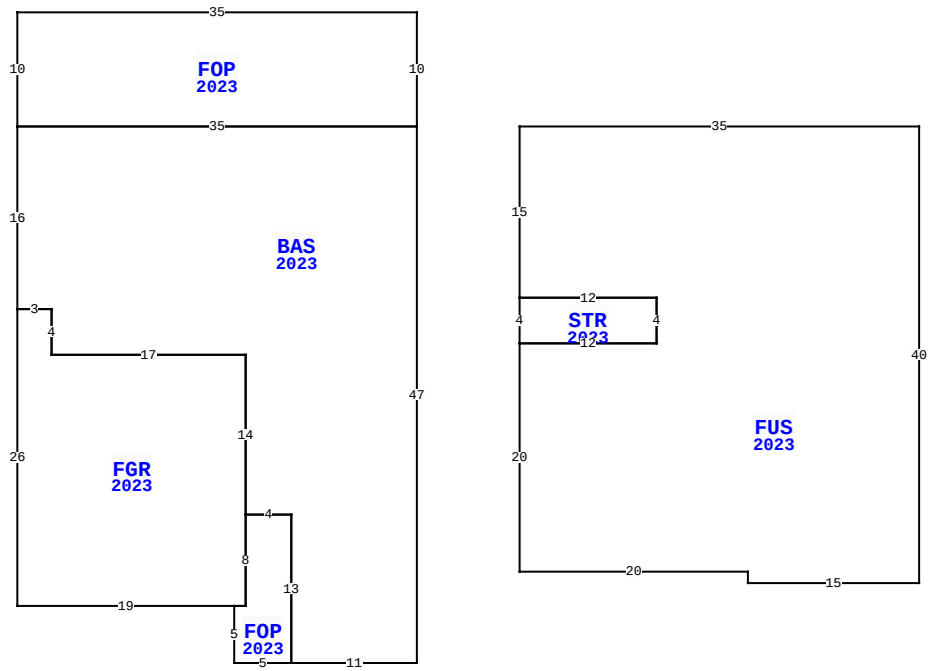
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	2023	1,041	114,166
FGR	452	55	2023	249	27,308
FOP	57	30	2023	17	1,864
FOP	350	30	2023	105	11,515
FUS	1,332	100	2023	1,332	146,080
STR	48	10	2023	5	548
TOTALS	3,280			2,749	301,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	109.6704	109.67	301,483	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2373 HX Base Yr



75271 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,483
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		369,977
SOH/AGL Deduction		18,803
ASSESSED VALUE		351,174
TOTAL EXEMPTION VALUE	13	351,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207157	CO		07/25/2023
22007157	NEW CONSTR	467,594	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/688	7/28/2023	SW	Q	I	01	410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: OSCAR JEAN MEOURS &						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=30,0] E35 S10 W35 N10 $
BAS=[YR=2023;ORIG=30,10] E35 S47 W11 N13 W4 N14 W17 N4 W3 N16 $
FGR=[YR=2023;ORIG=30,26] E3 S4 E17 S14 S8 W1 W19 N26 $
FOP=[YR=2023;ORIG=50,44] E4 S13 W5 N5 E1 N8 $
FUS=[YR=2023;ORIG=74,10] E35 S40 W15 N1 W20 N20 E12 N4 W12 N15 $
STR=[YR=2023;ORIG=74,25] E12 S4 W12 N4 $
.

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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2024	2023		100	3,494	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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	100		PUD	53.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS