LOT 212
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WEIR GARY RENALDO
75233 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0212-0000

BUILDING CHARACTERISTICS

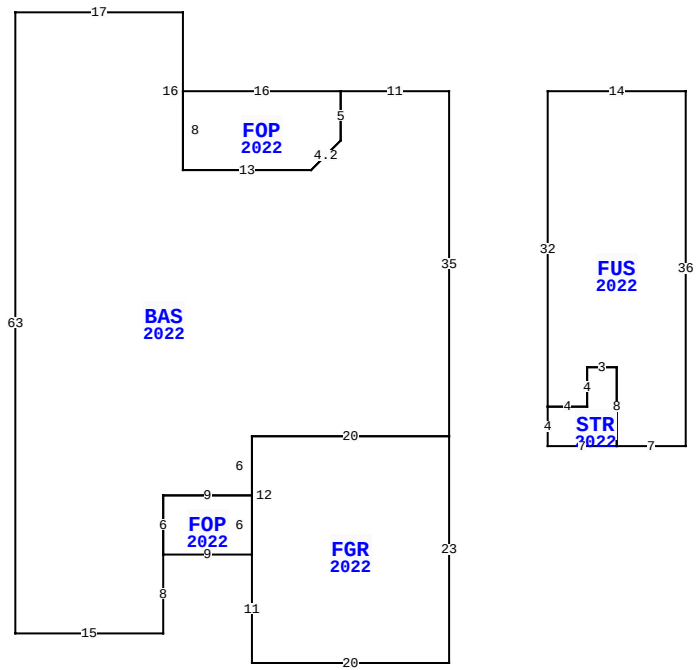
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	1,907	100	2022	1,907	224,167
FGR	460	55	2022	253	29,740
FOP	54	30	2022	16	1,881
FOP	124	30	2022	37	4,349
FUS	464	100	2022	464	54,543
STR	40	10	2022	4	471
TOTALS	3,049			2,681	315,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	118.1376	118.14	316,733	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2371 HX Base Yr 2023



75233 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		315,149
TOTAL MARKET OB/XF VALUE		3,310
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		383,459
SOH/AGL Deduction		22,496
ASSESSED VALUE		360,963
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		305,241
TOTAL JUST VALUE		383,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000962	CO ISSUED	0	07/27/2022
22000962	NEW CONSTR	385,421	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1062	10/05/2022	WD	Q	I	01	438,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEIR GARY RENALDO						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] W16 S8 E13 U3 R3 N5 $ S5 D3 L3 W13 N16 W17 S63 E15 N8 FOP=[YR=2022] E9FGR=[YR=2022] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR= E10 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W7 N4 E4 N4 E3 S8$ N8 W3 S4 W4 N32$ W10 $.

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	643.00	SF	5.20	5.20	100	2022	2022	3	99	3,310	

LAND DESCRIPTION

TOTAL OB/XF 3,310

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	000135	C	RES NATURAL	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/22/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS