

LOT 218
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MATTHEWS JEROME E & ANGELA MICHELLE
75197 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0218-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	2,288	100	2024	2,288	268,680
FGR	586	55	2024	322	37,812
FOP	25	30	2024	8	939
FSP	160	40	2024	64	7,516
TOTALS	3,059			2,682	314,947

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	117.4320	117.43	314,947	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024						Heated Area: 2288		HX Base Yr			