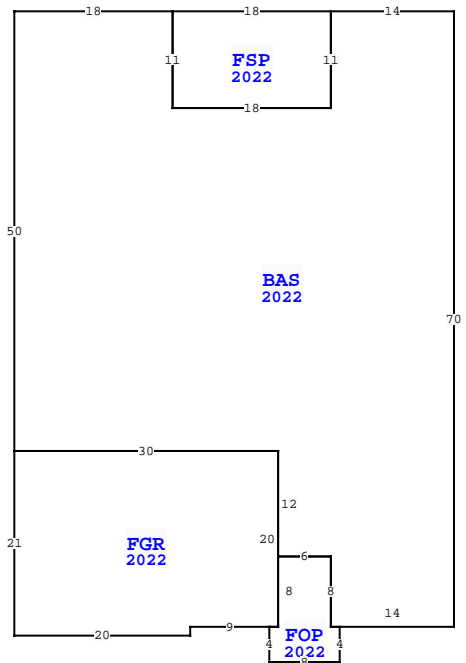


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,098	112.4424	112.44	348,339	2022	2022	0	0	0	0.55	99.45
1 SINGLE FAM - 100% - 2023 Heated Area: 2654 HX Base Yr 2023												



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	2,654	100	2022	2,654	296,775
FGR	620	55	2022	341	38,131
FOP	80	30	2022	24	2,684
FSP	198	40	2022	79	8,834
TOTALS	3,552			3,098	346,423

EXTRA FEATURES														
L N	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	0855	CONC PAVER	0	100	0	0		867.00	SF	10.00		3	99	8,583

75169 WHITE RABBIT AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			346,423
TOTAL MARKET OB/XF VALUE			8,583
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			420,006
SOH/AGL Deduction			72,468
ASSESSED VALUE			347,538
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			296,816
TOTAL JUST VALUE			420,006
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013811	CO ISSUED	0	11/16/2022
21013811	NEW CONSTR	385,428	10/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0416	11/18/2022	SW	Q	I	01	482,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JUDD GARY R & ERIKA						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S4 E8 N4 W1 N8 W6 S8 W1\$ E1 N20 W30\$ E30 S12 E6 S8 E14 N70\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	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								