LOT 224
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HEREDIA MONICA
75165 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0224-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

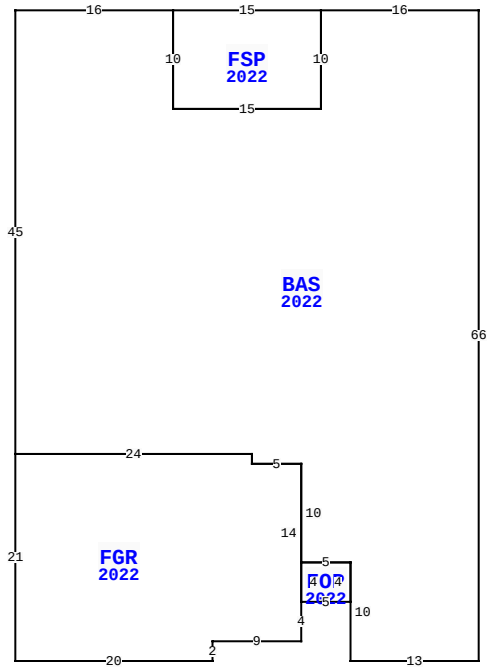
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,298	100	2022	2,298	270,449
FGR	586	55	2022	322	37,895
FOP	20	30	2022	6	706
FSP	150	40	2022	60	7,061
TOTALS	3,054			2,686	316,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	118.3392	118.34	317,861	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 0% - 2023 Heated Area: 2298 HX Base Yr



75165 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	316,113
TOTAL MARKET OB/XF VALUE	8,088
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	389,201
SOH/AGL Deduction	0
ASSESSED VALUE	389,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,201
TOTAL JUST VALUE	389,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006398	CO ISSUED	0	10/28/2022
21006398	NEW CONSTR	330,355	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1440	10/28/2022	SW	Q	I	01	440,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HEREDIA MONICA						
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] W16 FSP=[YR=2022] W15 S10 E15 N10$ S10 W15 N10 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N4 FOP=[YR=2022] E5 N4 W5 S4$ N14 W5 N1 W24$ E24 S1 E5 S10 E5 S10 E13 N66$.

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	0855	CONC PAVER	0	0	0	0	817.00	SF	10.00	10.00	100	2022	2022	3	99	8,088	

LAND DESCRIPTION

TOTAL OB/XF 8,088

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	65.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS