

LOT 228
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MERCK JESSE ROBERT & EMILY JANE
75149 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0228-0000

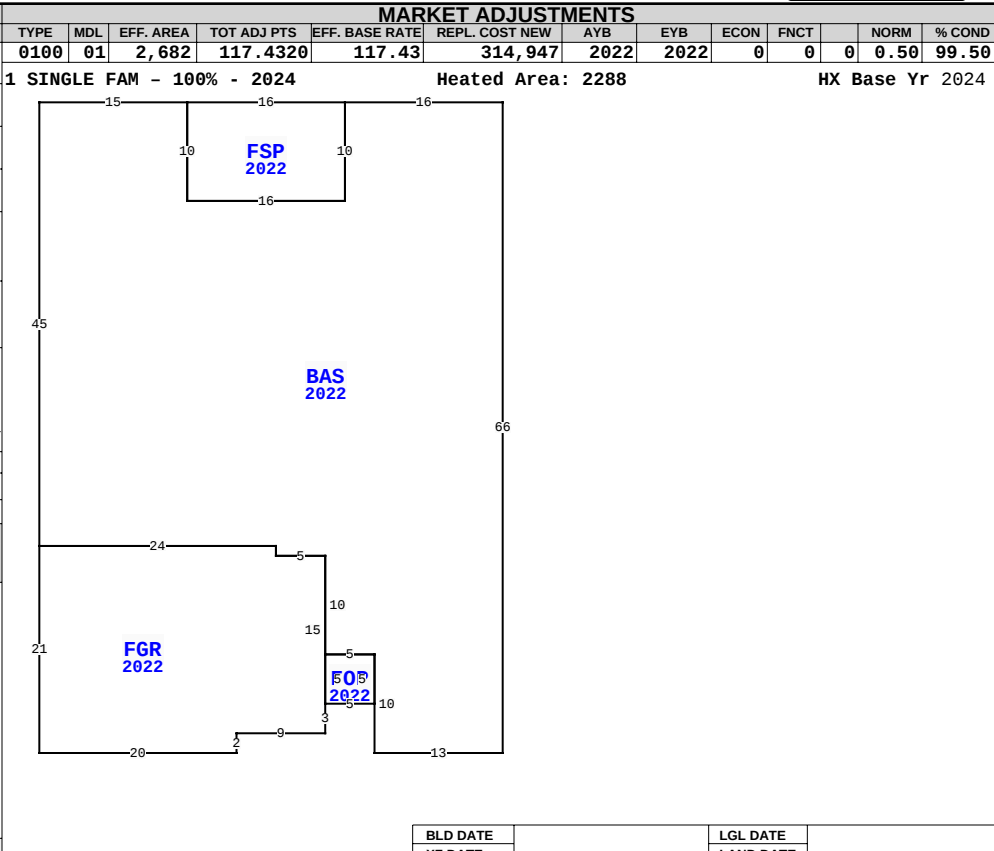


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,288	100	2022	2,288	267,337
FGR	586	55	2022	322	37,623
FOP	25	30	2022	8	934
FSP	160	40	2022	64	7,478
TOTALS	3,059			2,682	313,372

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER



TOTAL OB/XF 8,217														
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
1	0855	CONC PAVER	0	100	0	0		830.00	SF	10.00				8,217

LAND DESCRIPTION														
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
1	000134	C	RES POND	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00

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	2022	2022	0	0	0.50	99.50

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				313,372			
TOTAL MARKET OB/XF VALUE				8,217			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				386,589			
SOH/AGL Deduction				17,937			
ASSESSED VALUE				368,652			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				317,930			
TOTAL JUST VALUE				386,589			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				358,262			