

LOT 230
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SEE THERESA M & WILLIAM CATLIN
75127 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0230-0000

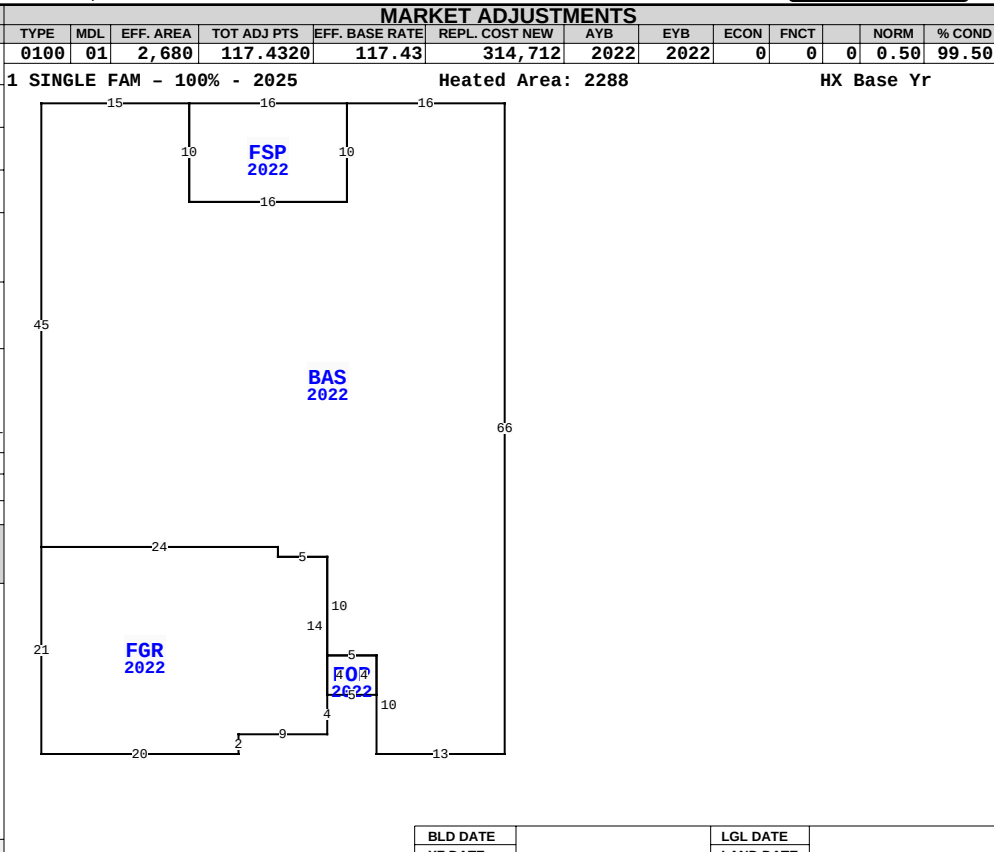


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
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	20	30	2022	6	701
FSP	160	40	2022	64	7,478
TOTALS	3,054			2,680	313,138

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0 100	0 0	832.00	SF	10.00	10.00	



75127 WHITE RABBIT AVE, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,138	
TOTAL MARKET OB/XF VALUE		8,237	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		386,375	
SOH/AGL Deduction		0	
ASSESSED VALUE		386,375	
TOTAL EXEMPTION VALUE		13	386,375
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		386,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010091	CO ISSUED	0	06/30/2022
21007355	NEW CONSTR	330,894	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0682	7/07/2022	SW	Q	I	01	490,400	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: SEE THERESA MICHELL							
2447/1450	3/29/2021	SW	Q	V	05	5,404,800	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FSP=[YR=2022] W16 S10 E16 N10\$ S10 W16 N10 W15 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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	109.00	120.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		