

LOT 231
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CARLISI SAMUEL & LAURA
75117 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0231-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	10	ABOVE AVG 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	2,667	100	2022	2,667	312,734
FGR	620	55	2022	341	39,986
FOP	63	30	2022	19	2,228
FSP	198	40	2022	79	9,263
TOTALS	3,548			3,106	364,212

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,106	117.8520	117.85	366,042	2022	2022	0	0	0	0.50 99.50

1 SINGLE FAM - 100% - 2025

Heated Area: 2667

HX Base Yr 2025