LOT 233
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

STEGALL MATTHEW
75298 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0233-0000

BUILDING CHARACTERISTICS

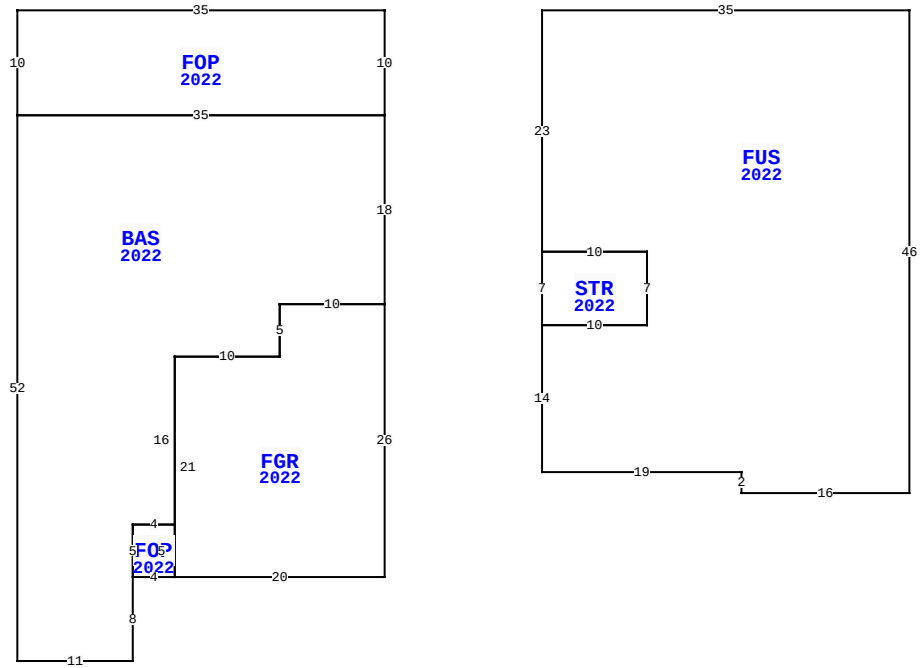
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,138	100	2022	1,138	121,029
FGR	470	55	2022	258	27,439
FOP	20	30	2022	6	638
FOP	350	30	2022	105	11,167
FUS	1,502	100	2022	1,502	159,741
STR	70	10	2022	7	745
TOTALS	3,550			3,016	320,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	106.9362	106.94	322,531	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2025 Heated Area: 2640 HX Base Yr 2025



75298 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,757
TOTAL MARKET OB/XF VALUE		10,857
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		396,614
SOH/AGL Deduction		0
ASSESSED VALUE		396,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,892
TOTAL JUST VALUE		396,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201180	CO ISSUED	0	01/10/2023
22001180	NEW CONSTR	431,727	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/1582	2/17/2023	SW	Q	I	01	459,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEGALL MATTHEW						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 S10 BAS=[YR=2022] S52 E11 N8
FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21$ N5 W4 S5$ N5 E4 N16 E10N5 E10 N18 W35$ E35 N10$ PTR= E15
FUS=[YR=2022] E35 S46 W16 N2 W19 N14 STR=[YR=2022] N7 E10 S7 W10$ E10 N7 W10 N23$ W15$.

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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2022	2022	3	99	3,501	
2	0462	ST/AL FNC	0	100	135	0	690.00	SF	10.00	10.00	100	2024	2023		98	6,762	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 10,857

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	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							

REVIEW DATE 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS