LOT 234
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

MAYNARD RAE ANNE & STEPHEN A
75304 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0234-0000

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	13	LVT/LAMNT 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
Quality	04	Quality Level 04

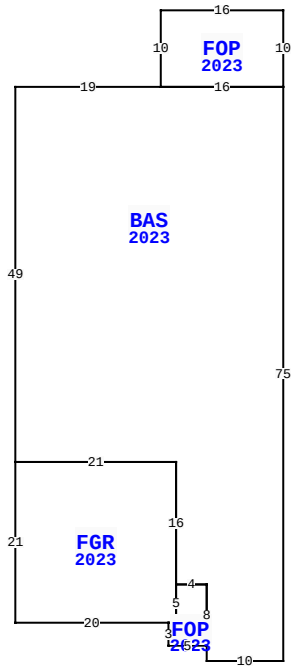
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	234,995
FGR	441	55	2023	243	28,006
FOP	35	30	2023	10	1,153
FOP	160	30	2023	48	5,532
TOTALS	2,675			2,340	269,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	115.2480	115.25	269,685	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2039 HX Base Yr 2024



75304 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		269,685
TOTAL MARKET OB/XF VALUE		4,388
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,073
SOH/AGL Deduction		16,605
ASSESSED VALUE		322,468
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,746
TOTAL JUST VALUE		339,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201185	CO		06/26/2023
22001185	NEW CONSTR	335,929	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1612	6/29/2023	SW	Q	I	01	383,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAYNARD RAE ANNE &						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S8 S2 E10 N75 $
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W1 W20 N21 $
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 $
FOP=[YR=2023;ORIG=46,75] W4 S5 W1 S3 E5 N8 $
.

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	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	100	2024	2023		100	4,388	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/27/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS