LOT 235
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

JOHNSON TYRONE ANDREW
75310 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0235-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

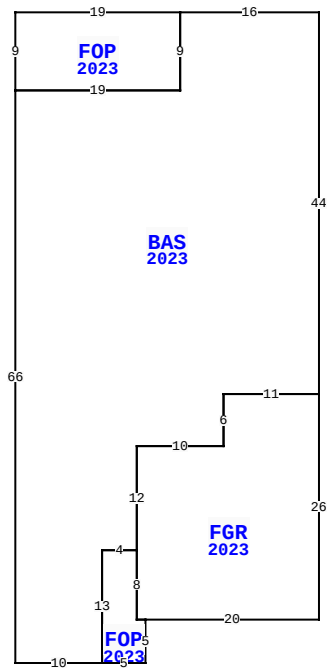
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2023	1,811	204,987
FGR	486	55	2023	267	30,222
FOP	57	30	2023	17	1,924
FOP	171	30	2023	51	5,773
TOTALS	2,525			2,146	242,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	113.1900	113.19	242,906	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1811 HX Base Yr



75310 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	242,906
TOTAL MARKET OB/XF VALUE	4,433
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,339
SOH/AGL Deduction	0
ASSESSED VALUE	312,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,339
TOTAL JUST VALUE	312,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002298	CO ISSUED	0	03/29/2023
22002298	NEW CONSTR	304,849	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1258	3/28/2023	SW	Q	I	01	392,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON TYRONE ANDR						
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=54,0] E16 S44 W11 S6 W10 S12 W4 S13 W10 N66 E19 N9 $
FGR=[YR=2023;ORIG=70,44] S26 W20 W1 N8 N12 E10 N6 E11 $
FOP=[YR=2023;ORIG=35,9] E19 N9 W19 S9 $
FOP=[YR=2023;ORIG=45,62] E4 S8 E1 S5 W5 N13 $
.

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	0	0	0	682.00	SF	6.50	6.50	100	2024	2023		100	4,433	

LAND DESCRIPTION

TOTAL OB/XF 4,433

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

REVIEW DATE 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS