LOT 236
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

HUNTER KRYSTAL MARIE & RICHARD BRETT
75316 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0236-0000

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	11	CLAY TILE 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

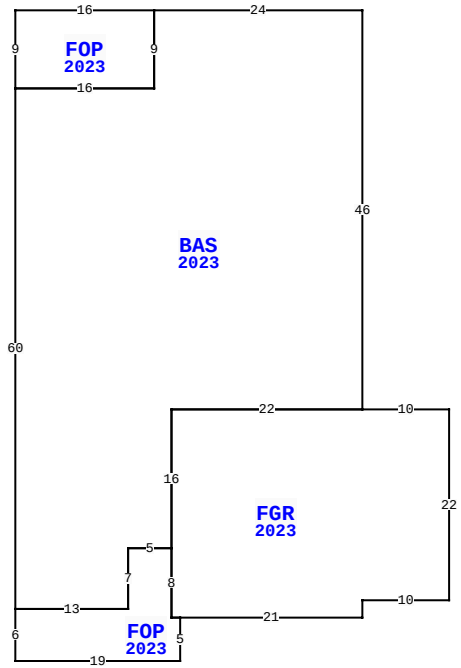
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2023	2,075	245,763
FGR	748	55	2023	411	48,679
FOP	144	30	2023	43	5,093
FOP	148	30	2023	44	5,211
TOTALS	3,115			2,573	304,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	118.4400	118.44	304,746	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2075 HX Base Yr 2024



75316 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		304,746
TOTAL MARKET OB/XF VALUE		5,403
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		375,149
SOH/AGL Deduction		118,270
ASSESSED VALUE		256,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,157
TOTAL JUST VALUE		375,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001450	CO ISSUED	0	03/21/2023
22001450	NEW CONSTR	361,942	01/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1810	5/08/2023	SW	Q	I	01	426,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUNTER KRYSTAL MARI						
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=40,0] W24 S9 W16 S60 E13 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 E10 S22 W10 S2 W21 W1 N8 N16 $
FOP=[YR=2023;ORIG=0,69] S6 E19 N5 W1 N8 W5 S7 W13 $
FOP=[YR=2023;ORIG=0,0] E16 S9 W16 N9 $
.

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	1,039.00	SF	5.20	5.20	100	2024	2023		100	5,403	

LAND DESCRIPTION

TOTAL OB/XF 5,403

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	80.00	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