LOT 283
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BOONE TIA
75297 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0283-0000

BUILDING CHARACTERISTICS

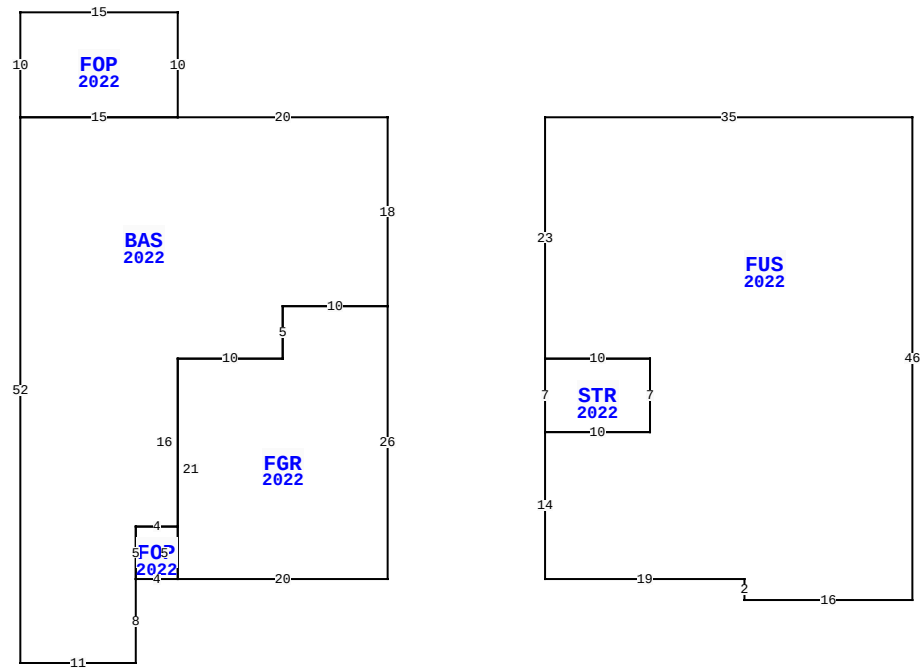
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	124,056
FGR	470	55	2022	258	28,125
FOP	20	30	2022	6	654
FOP	150	30	2022	45	4,905
FUS	1,502	100	2022	1,502	163,736
STR	70	10	2022	7	763
TOTALS	3,350			2,956	322,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	109.5570	109.56	323,859	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2640 HX Base Yr



75297 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	322,240
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	390,890
SOH/AGL Deduction	0
ASSESSED VALUE	390,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,890
TOTAL JUST VALUE	390,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2114879	CO ISSUED	0	12/29/2022
21014879	NEW CONSTR	425,739	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2751/1037	1/06/2024	QC	U	I	11	100
GRANTOR: BOONE TIA & JASON BAR						
GRANTEE: BOONE TIA						
2612/1458	1/06/2023	SW	Q	I	02	449,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOONE TIA & JASON B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21$ N5 W4 S5$ N5 E4 N16 E10 N5 E10 N18$ 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	0	0	0	709.00	SF	5.20	5.20	100	2022	2022	3	99	3,650	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	000134	C	RES POND	0		PUD	53.00	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