LOT 284
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

AVILA KENDALL ANDRES MESSINA/PINA JENNISSA RIVERA
75291 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0284-0000

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

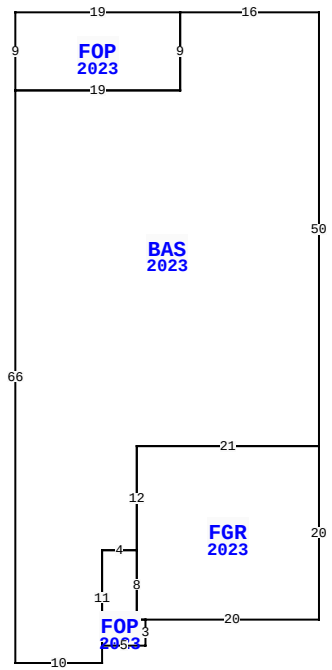
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2023	1,877	218,258
FGR	420	55	2023	231	26,861
FOP	47	30	2023	14	1,628
FOP	171	30	2023	51	5,930
TOTALS	2,515			2,173	252,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	116.2770	116.28	252,676	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1877 HX Base Yr 2024



75291 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,676
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		322,044
SOH/AGL Deduction		15,435
ASSESSED VALUE		306,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,887
TOTAL JUST VALUE		322,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203127	CO		06/28/2023
22003127	NEW CONSTR	310,298	02/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/134	6/30/2023	SW	Q	I	01	390,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AVILA KENDALL ANDRE						
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=60,-20] W16 S9 W19 S66 E10 N2 N11 E4 N12 E21 N50 $
FGR=[YR=2023;ORIG=39,30] E21 S20 W20 W1 N8 N12 $
FOP=[YR=2023;ORIG=44,-11] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=39,42] W4 S11 E5 N3 W1 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	672.00	SF	6.50	6.50	100	2024	2023		100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	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 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