LOT 128
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

SWONGER FAMILY REV LVNG TRUST/SWONGER RODNEY S CO
75124 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

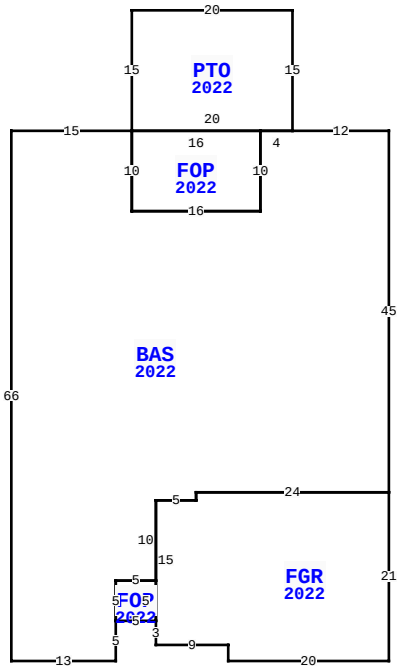
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,288	100	2022	2,288	267,919
FGR	586	55	2022	322	37,705
FOP	25	30	2022	8	937
FOP	160	30	2022	48	5,620
PTO	300	5	2022	15	1,756
TOTALS	3,359			2,681	313,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	112.7040	118.34	317,270	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2023 Heated Area: 2288 HX Base Yr 2023



75124 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,939
TOTAL MARKET OB/XF VALUE		4,860
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		385,799
SOH/AGL Deduction		144,873
ASSESSED VALUE		240,926
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,515
TOTAL JUST VALUE		385,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011933	ADDITION	9,066	08/04/2022
22008219	CO ISSUED	0	05/26/2022
21006378	NEW CONSTR	330,894	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0848	12/16/2022	WD	U	I	11	100
GRANTOR: SWONGER RODNEY S & JU						
GRANTEE: SWONGER FAMILY REVO						
2572/1751	5/31/2022	SW	Q	I	01	416,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SWONGER RODNEY STEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N15 W20 S15 E20$ W4
FOP=[YR=2022] W16 S10 E16 N10$ S10 W16 N10 W15 S66 E13 N5
FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W24 S1 W5
S15$ N5 W5 S5$ N5 E5 N10 E5 N1 E24 N45$.

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
2	0911	SCRN RM A	0	100	20	15	300.00	SF	18.00	18.00	100	2022	2022	3	90	4,860	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	0003	PUD	70.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS