LOT 136
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CHRESTENSEN DAVID K & DEBORAH LYNN
75156 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0136-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

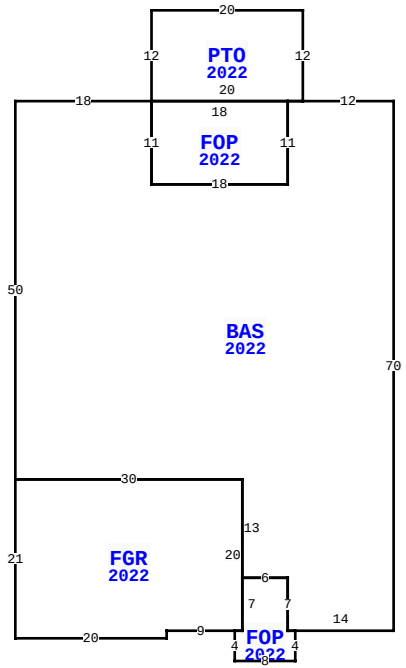
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	290,516
FGR	620	55	2022	341	37,243
FOP	74	30	2022	22	2,403
FOP	198	30	2022	59	6,444
PTO	240	5	2022	12	1,311
TOTALS	3,792			3,094	337,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,094	105.0640	110.32	341,330	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2660 HX Base Yr 2023



75156 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		337,917
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		408,805
SOH/AGL Deduction		4,190
ASSESSED VALUE		404,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		353,204
TOTAL JUST VALUE		408,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2213931	XFOB	8,672	09/13/2022
21008965	CO ISSUED	0	06/29/2022
21006391	NEW CONSTR	385,428	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0708	6/30/2022	SW	Q	I	01	452,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHRESTENSEN DAVID K						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N12 W20 S12 E20$ W2
FOP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W18 S50
FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S4 E8 N4 W1 N7 W6
S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70$.

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	12	240.00	SF	18.00	18.00	100	2022	2022	3	90	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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	60.00	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