LOT 150
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

MEEHAN SEAN THOMAS & STEPHANIE LYNN
75244 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0150-0000

BUILDING CHARACTERISTICS

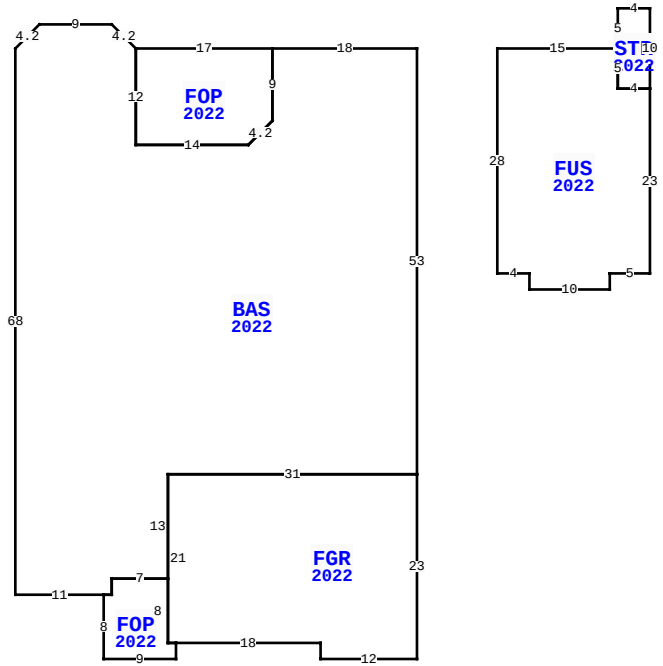
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,758	100	2022	2,758	289,507
FGR	675	55	2022	371	38,944
FOP	80	30	2022	24	2,520
FOP	200	30	2022	60	6,298
FUS	532	100	2022	532	55,844
STR	40	10	2022	4	420
TOTALS	4,285			3,749	393,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,749	100.9800	106.03	397,506	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 3290 HX Base Yr 2023



75244 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
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		393,531
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		460,531
SOH/AGL Deduction		52,718
ASSESSED VALUE		407,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,402
TOTAL JUST VALUE		460,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008307	CO ISSUED	0	05/27/2022
21007018	NEW CONSTR	471,410	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1216	5/27/2022	WD	Q	I	01	455,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MEEHAN SEAN THOMAS						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W17 S12 E14 U3 R3 N9$ S9 L3 D3 W14 N12 U3 L3 W9 D3 L3 S68 E11 FOP=[YR=2022] S8 E9 N2 FGR=[YR=2022] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W1$ E1 N2 E7 N13 E31 N53 $ PTR= E10 FUS=[YR=2022] E15 STR=[YR=2022] N5 E4 S10 W4 N5$ S5 E4 S23 W5 S2 W10 N2 W4 N28$ W10$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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