LOT 152
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

KINNEBREW WILLIAM IV & SUSAN LYN
75256 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0152-0000

BUILDING CHARACTERISTICS

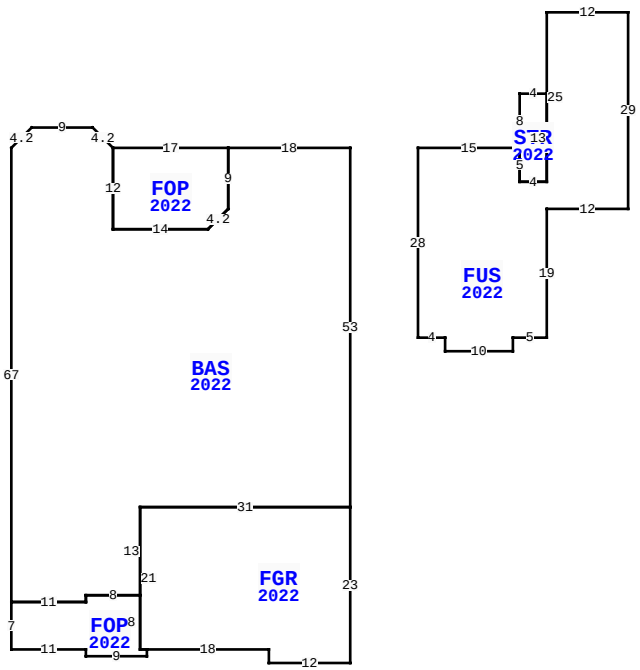
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,745	100	2022	2,745	293,402
FGR	675	55	2022	371	39,654
FOP	150	30	2022	45	4,810
FOP	200	30	2022	60	6,413
FUS	880	100	2022	880	94,060
STR	52	10	2022	5	534
TOTALS	4,702			4,106	438,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,106	102.8720	108.02	443,530	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2023 Heated Area: 3625 HX Base Yr 2023



75256 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,873
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		509,338
SOH/AGL Deduction		15,351
ASSESSED VALUE		493,987
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		442,576
TOTAL JUST VALUE		509,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006661	CO ISSUED	0	04/28/2022
21007844	NEW CONSTR	518,378	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1265	4/28/2022	WD	Q	I	01	565,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KINNEBREW WILLIAM T						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
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 S67 FOP=[YR=2022] S7 E11 S1 E9 N1 FGR=[YR=2022] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S1 W11$ E11 N1 E8 N13 E31 N53$ PTR= E10 FUS=[YR=2022] E15 STR=[YR=2022] N8E4 S13 W4 N5$ S5 E4 N25 E12 S29 W12 S19 W5 S2 W10 N2 W4 N28$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	84.00	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