LOT 156
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

KIDWELL ROBERT DYLAN & REAGAN MCKEEVER
75280 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0156-0000

BUILDING CHARACTERISTICS

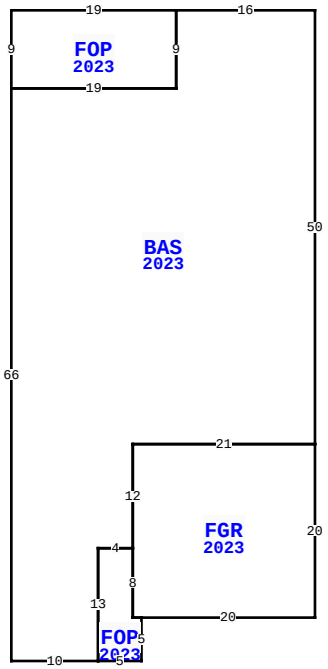
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,877	100	2023	1,877	217,167
FGR	420	55	2023	231	26,727
FOP	57	30	2023	17	1,967
FOP	171	30	2023	51	5,900
TOTALS	2,525			2,176	251,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	110.7400	116.28	253,025	2023	2023	0	0	0	0.50	99.50

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



75280 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		251,760
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		318,760
SOH/AGL Deduction		4,463
ASSESSED VALUE		314,297
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,886
TOTAL JUST VALUE		318,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2205158	CO		07/11/2023
22005158	NEW CONSTR	310,598	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1445	7/20/2023	SW	Q	I	01	382,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KIDWELL ROBERT DYLA						
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 N13 E4 N12 E21 N50 $
FOP=[YR=2023;ORIG=44,-11] W19 N9 E19 S9 $
FGR=[YR=2023;ORIG=39,30] E21 S20 W20 W1 N8 N12 $
FOP=[YR=2023;ORIG=39,42] W4 S13 E5 N5 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 06/27/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS