LOT 157
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOOPER TESS L & TYLER JASON
75286 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0157-0000

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

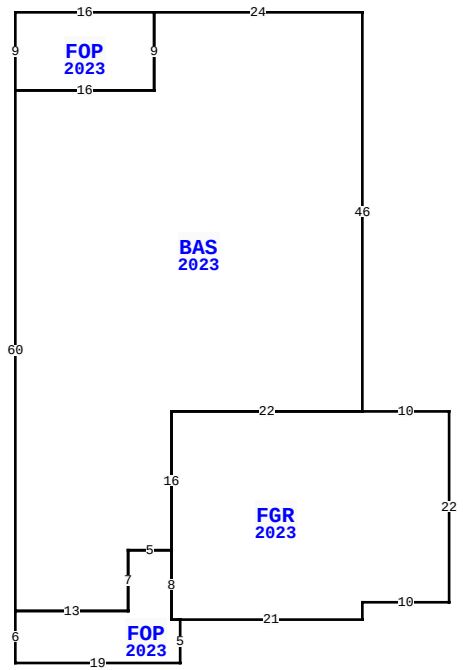
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2023	2,075	233,097
FGR	748	55	2023	411	46,170
FOP	144	30	2023	43	4,831
FOP	148	30	2023	44	4,943
TOTALS	3,115			2,573	289,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	107.5200	112.90	290,492	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2075 HX Base Yr



75286 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		289,040
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		356,040
SOH/AGL Deduction		0
ASSESSED VALUE		356,040
TOTAL EXEMPTION VALUE	13	356,040
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		356,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004421	CO ISSUED	0	03/30/2023
22004421	NEW CONSTR	361,942	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0835	3/30/2023	SW	Q	I	01	453,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOOPER TESS LORRAIN						
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=40,0] W24 S9 W16 S60 E13 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 E10 S22 W10 S2 W21 W1 N8 N16 $
FOP=[YR=2023;ORIG=0,69] S6 E19 N5 W1 N8 W5 S7 W13 $
FOP=[YR=2023;ORIG=0,0] E16 S9 W16 N9 $
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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	70.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS