

LOT 161
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

OSCAR JEAN NEMOURS & CHIQUITA LYNETTE
75271 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0161-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	13	LVT/LAMNT 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,041	100	2023	1,041	113,595
FGR	452	55	2023	249	27,171
FOP	57	30	2023	17	1,855
FOP	350	30	2023	105	11,457
FUS	1,332	100	2023	1,332	145,350
STR	48	10	2023	5	545
TOTALS	3,280			2,749	299,976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,749	104.4480	109.67	301,483	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024

Heated Area: 2373

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/10/2026

MLU