LOT 208
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

BUCCINO ROBERT ALLEN/MACDONALD KRISTI
75251 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0208-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

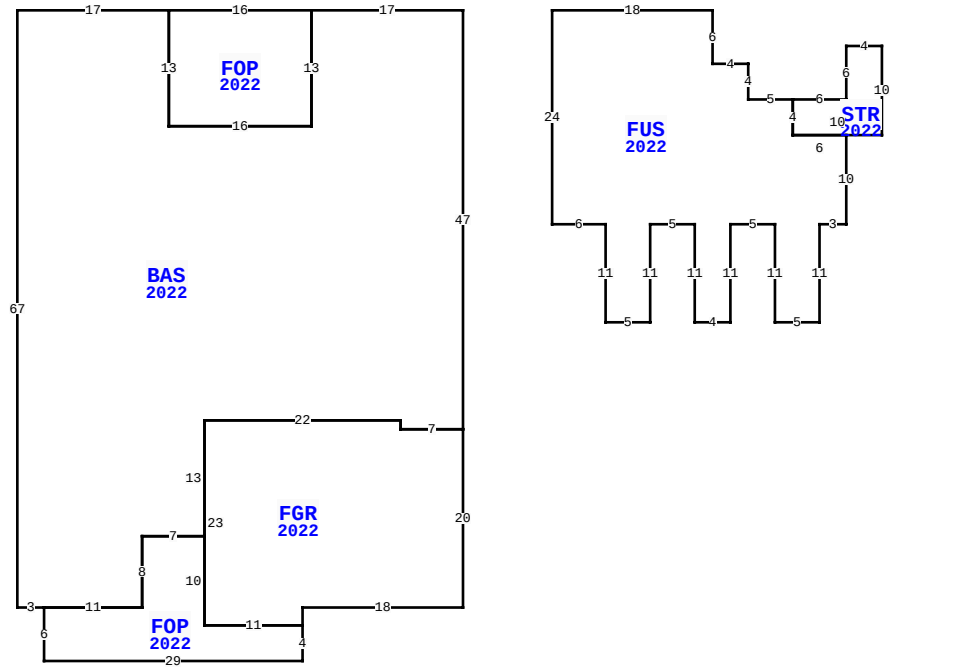
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2022	2,484	273,065
FGR	624	55	2022	343	37,706
FOP	208	30	2022	62	6,815
FOP	208	30	2022	62	6,815
FUS	788	100	2022	788	86,625
STR	64	10	2022	6	659
TOTALS	4,376			3,745	411,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,745	105.7500	111.04	415,845	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 3272 HX Base Yr 2026



75251 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		411,687
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		478,687
SOH/AGL Deduction		0
ASSESSED VALUE		478,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		427,276
TOTAL JUST VALUE		478,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007470	CO ISSUED	0	07/07/2022
21007470	NEW CONSTR	465,069	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/99	10/16/2024	WD	Q	I	01	559,900
GRANTOR: STEPHENS STANFORD L &						
GRANTEE: BUCCINO ROBERT ALLE						
2574/1861	6/28/2022	WD	Q	I	01	510,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEPHENS STANFORD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3 FOP=[YR=2022] S6 E29 N4 FGR=[YR=2022] N2 E18 N20 W7 N1 W22 S23 E11$ W11 N10 W7 S8 W11$ E11 N8 E7 N13 E22 S1 E7 N47$ PTR= E10 FUS=[YR=2022] E18 S6 E4 S4 E5 STR=[YR=2022] E6 N6 E4 S10 W10 N4$ S4 E6 S10 W3 S11 W5 N11 W5 S11 W4 N11 W5 S11 W5 N11 W6 N24$ 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	000100	C	RES	100	0003	PUD	96.00	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