LOT 212
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WEIR GARY RENALDO
75233 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0212-0000

BUILDING CHARACTERISTICS

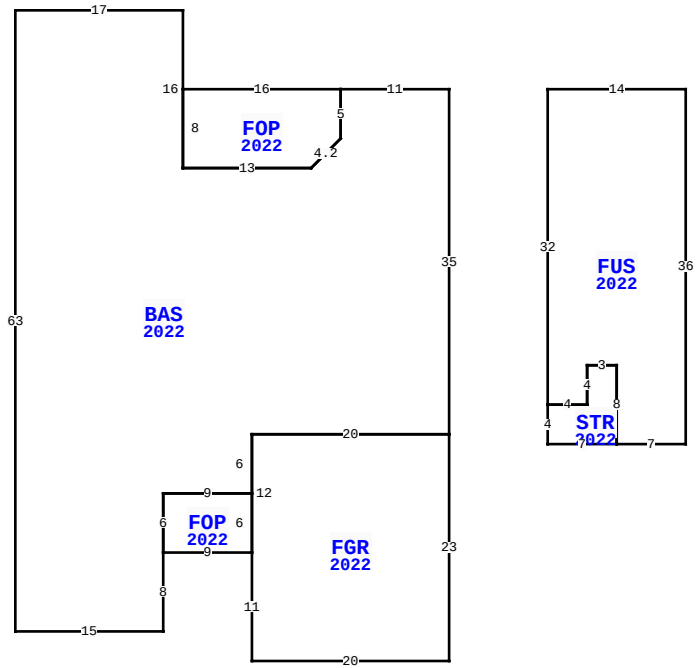
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,907	100	2022	1,907	223,040
FGR	460	55	2022	253	29,590
FOP	54	30	2022	16	1,871
FOP	124	30	2022	37	4,327
FUS	464	100	2022	464	54,269
STR	40	10	2022	4	468
TOTALS	3,049			2,681	313,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	112.5120	118.14	316,733	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2371 HX Base Yr



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

75233 WHITE RABBIT AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,566
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		380,566
SOH/AGL Deduction		0
ASSESSED VALUE		380,566
TOTAL EXEMPTION VALUE	13	380,566
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		380,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000962	CO ISSUED	0	07/27/2022
22000962	NEW CONSTR	385,421	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1062	10/05/2022	WD	Q	I	01	438,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEIR GARY RENALDO						
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] W11 FOP=[YR=2022] W16 S8 E13 U3 R3 N5 $ S5 D3 L3 W13 N16 W17 S63 E15 N8 FOP=[YR=2022] E9FGR=[YR=2022] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR= E10 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W7 N4 E4 N4 E3 S8$ N8 W3 S4 W4 N32$ 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	000135	C	RES NATURAL	100	0003	PUD	60.00	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