

HUNTER CIARA LINDA
75211 WHITE RABBIT AVENUE
YULEE, FL 32097

10-2N-26-2010-0216-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	31	HARDIE BRD 90								0100	01	2,688	112.7040	118.34	318,098	2022	2022		0	0	0	1.05	98.95	VALUATION BY																																							
Exterior Wall	21	STONE 10								1 SINGLE FAM 100% - 2023										Heated Area: 2298										HX Base Yr 2023										Tax Group: 4								Tax Dist:								STANDARD							
Roof Structur	03	GABLE/HIP 100								161516 101010 FSP2022 4566 2124510151010 2013 FGR2022 5052022																				BUILDING MARKET VALUE										314,758																							
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										0																																	
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										67,000																																	
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET VALUE										381,758																																	
Interior Floo	14	CARPET 50																		SOH/AGL Deduction										3,539																																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										378,219																																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411																																	
Bedrooms		4 100																		BASE TAXABLE VALUE										326,808																																	
Bathrooms		3 100																		TOTAL JUST VALUE										381,758																																	
Frame	02	WOOD FRAME 100																		NCON VALUE										0																																	
Stories	1.	1. 100								INCOME VALUE																																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										390,308																																											
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	2,298	100	2022	2,298	269,090																																																										
FGR	586	55	2022	322	37,705																																																										
FOP	25	30	2022	8	937																																																										
FSP	150	40	2022	60	7,025																																																										
TOTALS		3,059			2,688	314,758																																																									
EXTRA FEATURES										75211 WHITE RABBIT AVE, YULEE										BLD DATE										LGL DATE										04/10/2026										MLU													
																				XF DATE										LAND DATE																																	
																				INC DATE										AG DATE																																	
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																																														