

LOT 217
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PARDUE RECO D & STEPHANIE
75203 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0217-0000



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	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,660	100	2024	2,660	291,375
FGR	620	55	2024	341	37,353
FOP	58	30	2024	17	1,863
FSP	198	40	2024	79	8,654
FUS	502	100	2024	502	54,989
STR	44	10	2024	4	438
TOTALS	4,082			3,603	394,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,603	104.8500	110.09	396,654	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024

Heated Area: 3162

HX Base Yr

18

18

14

11

11

18

FSP
2024

50

70

21

20

9

8

13

6

7

13

30

13

FGR
2024

FOP
2024

18

24

4

4

5

11

14

29

FUS
2024

ST
2024

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/10/2026

MLU