LOT 220
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

RETHELFORD DAVID WALTER & KATHLEEN HASSON
75185 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0220-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

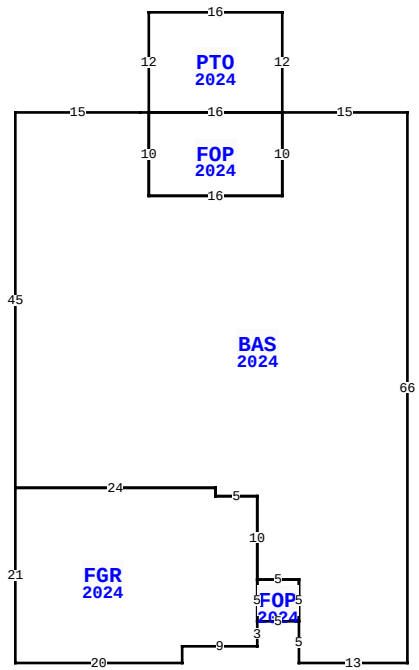
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2024	2,288	267,337
FGR	586	55	2024	322	37,623
FOP	25	30	2024	8	934
FOP	160	30	2024	48	5,609
PTO	192	5	2024	10	1,168
TOTALS	3,251			2,676	312,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,676	111.8400	117.43	314,243	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2288 HX Base Yr 2025



75185 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,672
TOTAL MARKET OB/XF VALUE		3,214
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		382,886
SOH/AGL Deduction		0
ASSESSED VALUE		382,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		331,475
TOTAL JUST VALUE		382,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306378	SCRN ENCLOSURE	6,382	05/17/2023
22004474	CO ISSUED	0	03/14/2023
22004474	NEW CONSTR	376,981	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/806	1/15/2025	TD	U	I	11	100
GRANTOR: RETHELFORD FAMILY REV						
GRANTEE: RETHELFORD DAVID WA						
2747/1089	10/31/2024	WD	Q	I	01	455,000
GRANTOR: BONE JOVAN JANENE						
GRANTEE: RETHELFORD FAMILY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E15 E1 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 $
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 $
FOP=[YR=2024;ORIG=36,30] E16 S10 W16 N10 $
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 $
PTO=[YR=2024;ORIG=36,18] S12 E16 N12 W16 $
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EXTRA FEATURES

LN	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
2	0911	SCRN RM A	0	100	16	12	192.00	SF	18.00	18.00	100	2024	2023	03	93	3,214	

LAND DESCRIPTION

TOTAL OB/XF 3,214

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 04/14/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS