LOT 226
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PARSONS SHANE H & ALEJANDRA E
75157 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0226-0000

BUILDING CHARACTERISTICS

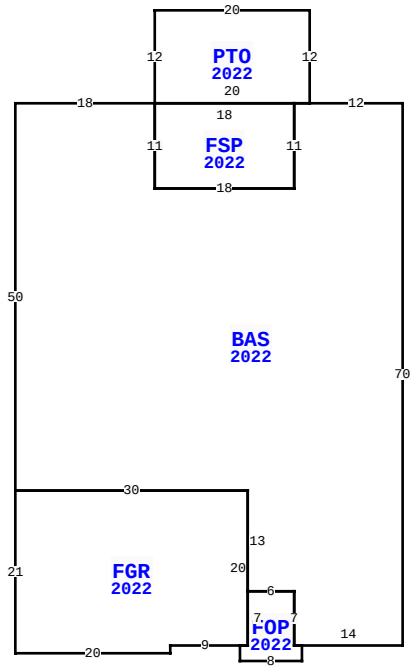
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,660	100	2022	2,660	290,870
FGR	620	55	2022	341	37,288
FOP	58	30	2022	17	1,859
FSP	198	40	2022	79	8,638
PTO	240	5	2022	12	1,312
TOTALS	3,776			3,109	339,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,109	105.2480	110.51	343,576	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2023 Heated Area: 2660 HX Base Yr 2023



75157 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		339,968
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		406,968
SOH/AGL Deduction		5,606
ASSESSED VALUE		401,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		349,951
TOTAL JUST VALUE		406,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009627	CO ISSUED	0	06/23/2022
21006572	NEW CONSTR	385,461	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1153	6/21/2022	SW	Q	I	01	460,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PARSONS SHANE HALL						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N12 W20 S12 E20$ W2
FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W18 S50
FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E8 N2 W1 N7 W6
S7 W1$ E1 N20 W30$ E30 S13 E6 S7 E14 N70$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	PUD	70.00	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