LOT 229
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

TUCKER PAUL MARION & DOROTHY D
75141 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0229-0000

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 70
Interior Floo	14	CARPET 30
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

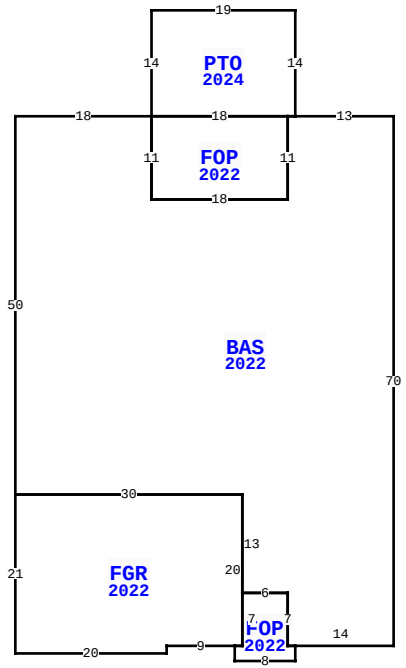
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	295,336
FGR	620	55	2022	341	37,861
FOP	58	30	2022	17	1,888
FOP	198	30	2022	59	6,551
PTO	266	5	2024	13	1,443
TOTALS	3,802			3,090	343,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,090	106.8120	112.15	346,544	2022	2022	0	0	0	1.00	99.00

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



75141 WHITE RABBIT AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,079
TOTAL MARKET OB/XF VALUE		4,453
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		414,532
SOH/AGL Deduction		53,610
ASSESSED VALUE		360,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,511
TOTAL JUST VALUE		414,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210799	XFOB	8,841	12/01/2022
22009845	CO ISSUED	0	06/28/2022
21007341	NEW CONSTR	385,461	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0771	6/30/2022	SW	Q	I	01	469,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TUCKER PAUL MARION						
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;ORIG=0,0] W13 W1 S11 W18 N11 W18 S50 E30 S13 E6 S7 E14 N70 $
FGR=[YR=2022;ORIG=-50,50] S21 E20 N1 E9 E1 N20 W30 $
FOP=[YR=2022;ORIG=-14,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-21,70] S2 E8 N2 W1 N7 W6 S7 W1 $
PTO=[YR=2024;ORIG=-13,-14] S14 W1 W18 N14 E19 $
.

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
4	0911	SCRN RM A	0	100	19	14	266.00	SF	18.00	18.00	100	2024	2023	03	93	4,453	

LAND DESCRIPTION

TOTAL OB/XF 4,453

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	114.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS