LOT 231
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CARLISI SAMUEL & LAURA
75117 WHITE RABBIT AVE
YULEE, FL 32097

2026

10-2N-26-2010-0231-0000

BUILDING CHARACTERISTICS

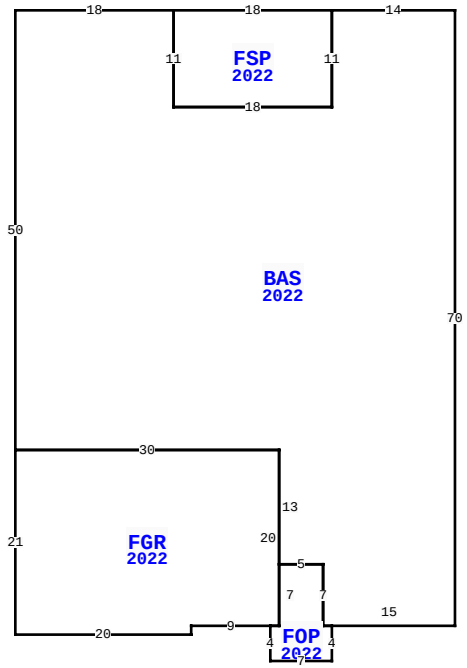
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,667	100	2022	2,667	311,163
FGR	620	55	2022	341	39,785
FOP	63	30	2022	19	2,217
FSP	198	40	2022	79	9,217
TOTALS	3,548			3,106	362,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,106	112.2400	117.85	366,042	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2667 HX Base Yr 2025



75117 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		362,382
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		429,382
SOH/AGL Deduction		157,632
ASSESSED VALUE		271,750
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,339
TOTAL JUST VALUE		429,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003300	CO ISSUED	0	03/01/2022
21007035	NEW CONSTR	385,428	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/361	8/26/2024	WD	Q	I	01	490,000
GRANTOR: SIMS STERLING S & TIF						
GRANTEE: CARLISI SAMUEL & LA						
2548/1688	3/22/2022	SW	Q	I	01	406,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SIMS STERLING SHERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S4 E7 N4 W1 N7 W5 S7 W1$ E1 N20 W30$ E30 S13 E5 S7 E15 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	65.00	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