LOT 137
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

COPELAND JUSTIN M & GRETCHEN HAMM
75160 WHITE RABBIT AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0137-0000

BUILDING CHARACTERISTICS

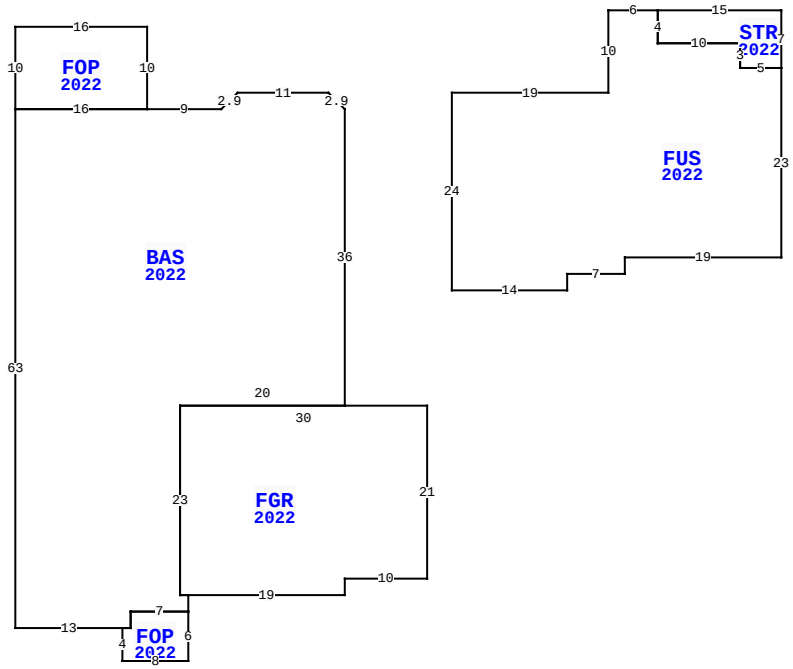
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,996	100	2022	1,996	229,528
FGR	670	55	2022	368	42,318
FOP	46	30	2022	14	1,610
FOP	160	30	2022	48	5,519
FUS	1,005	100	2022	1,005	115,569
STR	75	10	2022	8	920
TOTALS	3,952			3,439	395,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,439	115.6302	115.63	397,652	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2024 Heated Area: 3001 HX Base Yr 2024



75160 WHITE RABBIT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,465
TOTAL MARKET OB/XF VALUE		9,761
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		470,226
SOH/AGL Deduction		64,078
ASSESSED VALUE		406,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,426
TOTAL JUST VALUE		470,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010034	CO ISSUED	0	06/30/2022
21006383	NEW CONSTR	431,774	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0551	6/30/2022	SW	Q	I	01	475,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COPELAND JUSTIN MAT						
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] W11 D2 L2 W9 FOP=[YR=2022] N10 W16 S10 E16$ W16 S63 E13 FOP=[YR=2022] S4 E8 N6 W7 S2 W1$ E1 N2 E7 N2 FGR=[YR=2022] E19 N2 E10 N21 W30 S23 E1$ W1 N23 E20 N36 U2 L2 $ PTR= E15 FUS=[YR=2022] E19 N10 E6 STR=[YR=2022] E15 S7 W5 N3 W10 N4$ S4 E10 S3 E5 S23 W19 S2 W7 S2 W14 N24$ W15$.

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
1	0855	CONC PAVER	0	100	0	0	986.00	SF	10.00	10.00	100	2022	2022	3	99	9,761	

LAND DESCRIPTION

TOTAL OB/XF 9,761

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		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/10/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS