LOT 147
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HARTMAN BRAD M & KIMBERLY
75230 WHITE RABBIT AVE
YULEE, FL 32097

2025

10-2N-26-2010-0147-0000

BUILDING CHARACTERISTICS

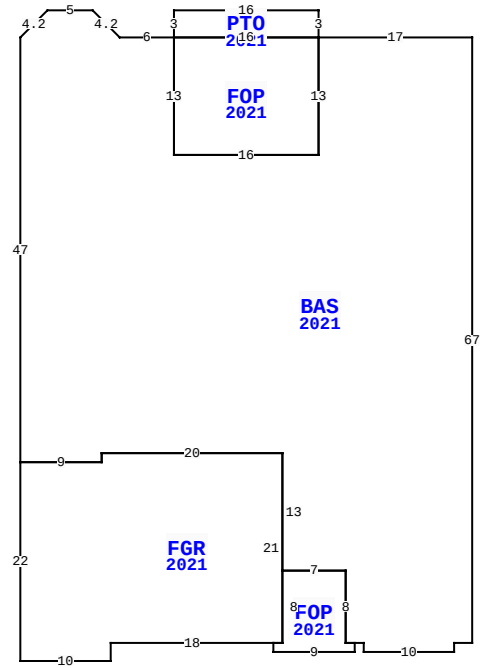
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,520	100	2021	2,520	289,674
FGR	620	55	2021	341	39,198
FOP	65	30	2021	20	2,299
FOP	208	30	2021	62	7,127
PTO	48	5	2021	2	230
TOTALS	3,461			2,945	338,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,945	116.1699	116.17	342,121	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2520 HX Base Yr 2022



75230 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		338,529
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,080
SOH/AGL Deduction		68,070
ASSESSED VALUE		340,010
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		284,288
TOTAL JUST VALUE		408,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000225	CO ISSUED	0	01/05/2022
21000820	NEW CONSTR	368,546	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2529/1475	12/30/2021	WD	Q	I	01	358,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARTMAN BRAD MATTHE						
2447/1498	3/29/2021	SW	Q	V	05	912,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 PTO=[YR=2021] N3 W16 S3 FOP=[YR=2021] S13 E16 N13 W16$ E16$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S47 FGR=[YR=2021] S22 E10 N2 E18 FOP=[YR=2021] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W20 S1 W9$ E9N1 E20 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

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	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	2021	2021	3	99	4,551	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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		PUD	70.00	168.00	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