LOT 139
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

OJEDA OSVALDO C & MARGARET
75180 WHITE RABBIT AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0139-0000

BUILDING CHARACTERISTICS

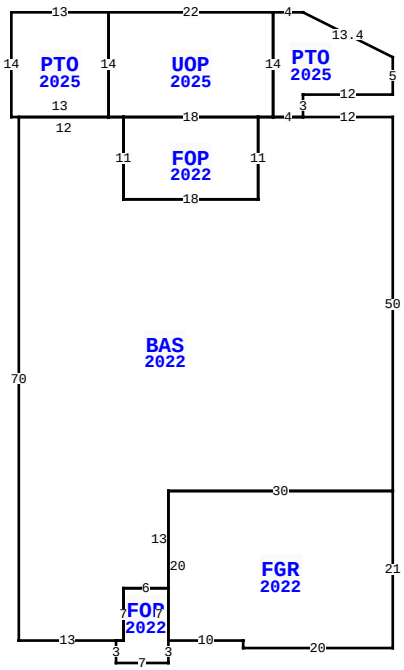
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	299,266
FGR	620	55	2022	341	38,365
FOP	63	30	2022	19	2,137
FOP	198	30	2022	59	6,638
PTO	152	5	2025	8	900
PTO	182	5	2025	9	1,012
UOP	308	20	2025	62	6,975
TOTALS	4,183			3,158	355,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,158	108.2840	113.70	359,065	2022	2022	0	0	0	1.05	98.95

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



75180 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		355,295
TOTAL MARKET OB/XF VALUE		6,274
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		428,569
SOH/AGL Deduction		0
ASSESSED VALUE		428,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,158
TOTAL JUST VALUE		428,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006322	0911 14*22 T-308	13,000	05/28/2024
22010077	CO ISSUED	0	06/30/2022
21007294	NEW CONSTR	385,461	10/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1939	6/30/2022	SW	Q	I	01	452,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: OJEDA OSVALDO C & M						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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
2	0912	SCRN RM G	0	100	22	14	308.00	SF	21.00	21.00	100	2025	2024	03	97	6,274	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 W4 W2 S11 W18 N11 W2 W12 S70 E13 E1 N7 E6 N13 E30 N50 $
FGR=[YR=2022;ORIG=-30,70] E10 S1 E20 N21 W30 S20 $
FOP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-37,70] S3 E7 N3 N7 W6 S7 W1 $
PTO=[YR=2025;ORIG=-38,0] W13 N14 E13 S14 $
PTO=[YR=2025;ORIG=-16,0] E4 N3 E12 N5 U6L12 W4 S14 $
UOP=[YR=2025;ORIG=-38,0] E2 E18 E2 N14 W22 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,274

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	0003	PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS