

LOT 151  
TRIBUTARY PHASE 1A UNIT 2  
OR 2434/703

BILANIN JOHN J & TRACEY LYNN  
75248 WHITE RABBIT AVENUE  
YULEE, FL 32097

2023

10-2N-26-2010-0151-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                               |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         |                       |                 | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-----------------------|-----------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                          | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4         |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                          | 01                   | 3,030              | 101.2000    | 91.33          | 276,730        | 2022        | 2022           | 0         | 0        | 0.00        | 100.00  | VALUATION BY STANDARD |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2023    |                      |                    |             |                |                |             |                |           |          |             |         | Heated Area: 2540     |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         | HX Base Yr 2023       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                              | 13               | LVT/LAMMT 50   |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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    | TOT ADJ AREA                  | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                        | 2,540            | 100            | 2,540                         | 231,978              |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                        | 639              | 55             | 351                           | 32,057               |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                        | 188              | 30             | 56                            | 5,114                |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FSP                                                                                                                                        | 208              | 40             | 83                            | 7,580                |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 3,575                         | 3,030                | 276,730            |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 75248 WHITE RABBIT AVE, YULEE |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| L N                                                                                                                                        | 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           | 882.00         | SF             | 5.20        | 5.20           | 100       | 2022     | 2022        | 3       | 100                   | 4,586           |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                          | 0600             | SUMMER KIT     | 0                             | 100                  | 0                  | 0           | 1.00           | UT             | 5,000.00    | 5,000.00       | 100       | 2022     | 2022        | 3       | 100                   | 5,000           |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION          | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE            | ADJ UNIT PRICE  | LAND VALUE             | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 1                                                                                                                                          | 000135           | C              | SFR CNSVTN                    | 100                  |                    | PUD         | 56.00          | 120.00         | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 65,000.00             | 65,000.00       | 65,000                 |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 10/04/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                       |                 |                        |                             |      |         |      |     |    |        |  |  |  |  |