

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

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

2024

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



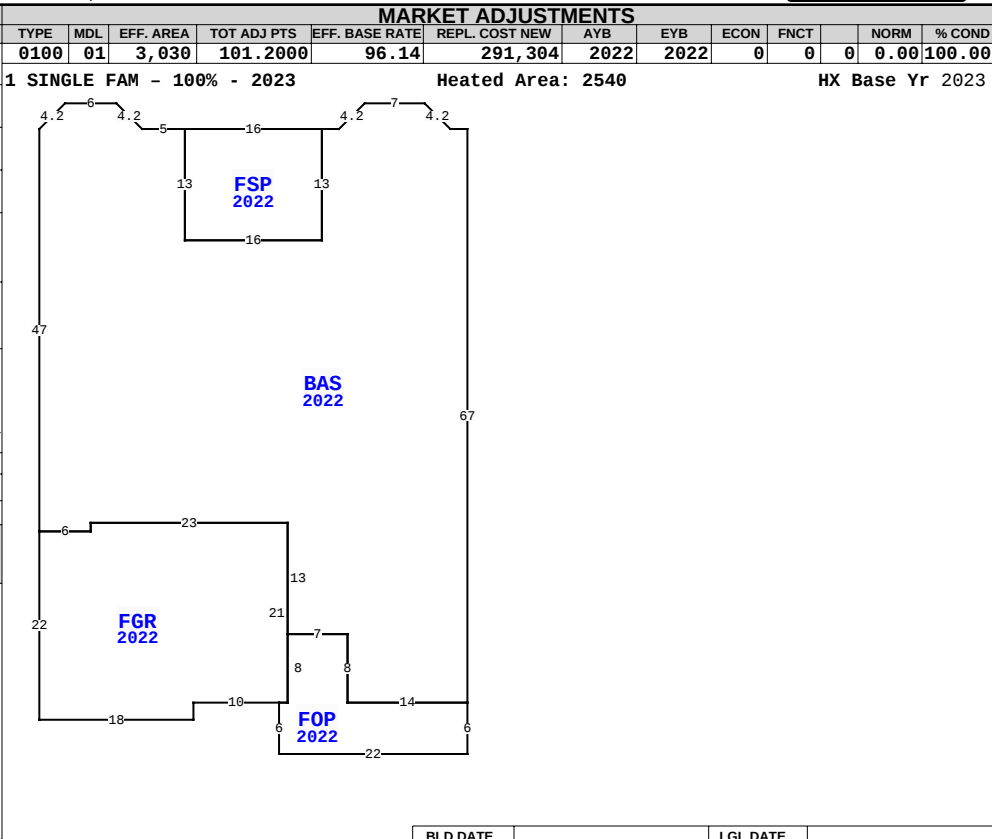
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	244,196
FGR	639	55	351	33,745
FOP	188	30	56	5,384
FSP	208	40	83	7,980
TOTALS	3,575		3,030	291,304

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0600	SUMMER KIT	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D			
1	000135	C	SFR	CNSVTN	100				



75248 WHITE RABBIT AVE, YULEE													
TOTAL OB/XF 9,436													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													4
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												291,304	
TOTAL MARKET OB/XF VALUE												9,436	
TOTAL LAND VALUE - MARKET												65,000	
TOTAL MARKET VALUE												365,740	
SOH/AGL Deduction												3,885	
ASSESSED VALUE												361,855	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												311,855	
TOTAL JUST VALUE												365,740	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												351,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013146	CO ISSUED	0	08/12/2022
21007865	NEW CONSTR	363,222	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2586/1787	8/23/2022	WD	Q	I	02	452,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:BILANIN JOHN JOSEPH							
2462/1994	5/19/2021	SW	Q	V	05	1,008,400	
GRANTOR:THREE RIVERS DEVELOPE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W2 U3 L3 W7 D3 L3 W2 FSP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W5 U3 L3 W6 L3 D3 S47 FGR=[YR=2022] S22 E18 N2 E10 FOP=[YR=2022] S6 E22 N6 W14 N8 W7 S8 W1\$ E1 N21 W23 S1 W6\$ E6 N1 E23 S13 E7 S8 E14 N67\$.													