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

HUMBLE BEGINNINGS IRREVOCABLE TRUST/RICHARDSON WIL
10758 WAVERLY BLUFF WAY
JACKSONVILLE, FL 32223

2026

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

BUILDING CHARACTERISTICS

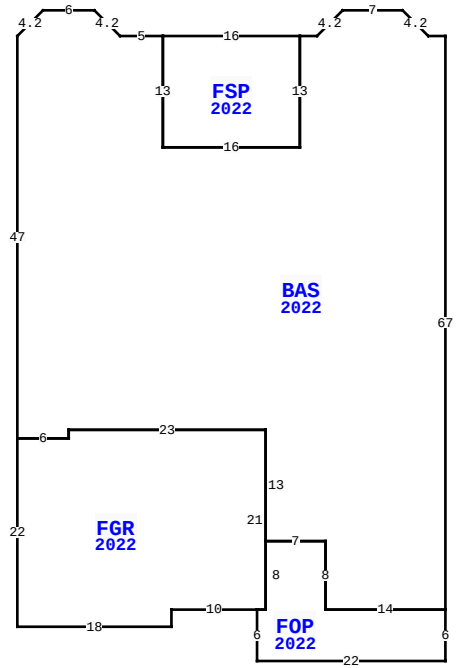
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2022	2,540	282,993
FGR	639	55	2022	351	39,107
FOP	188	30	2022	56	6,239
FSP	208	40	2022	83	9,248
TOTALS	3,575			3,030	337,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,030	107.1800	112.54	340,996	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2026 Heated Area: 2540 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/10/2026 MLU
AG DATE	

75248 WHITE RABBIT AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	337,586
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	409,086
SOH/AGL Deduction	0
ASSESSED VALUE	409,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,086
TOTAL JUST VALUE	409,086
NCON VALUE	18,838
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,549

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
2813/676	8/25/2025	WD	Q	I	01	530,000
GRANTOR: BILANIN JOHN J & TRAC						
GRANTEE: HUMBLE BEGINNINGS I						
2586/1787	8/23/2022	WD	Q	I	02	452,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BILANIN JOHN JOSEPH						

BUILDING NOTES

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$.

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	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0	0003	PUD	56.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS