LOT 581
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BROWN MICHAEL K & KARYN O
75598 BLACKBIRD DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0581-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

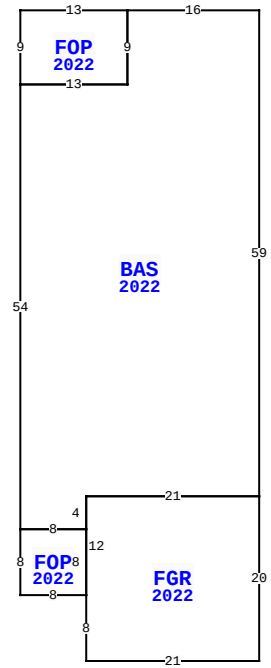
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,626	100	1,626	174,844
FGR	420	55	231	24,839
FOP	64	30	19	2,043
FOP	117	30	35	3,764
TOTALS	2,227		1,911	205,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	113.1900	107.53	205,490	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1626 HX Base Yr 2024



75598 BLACKBIRD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,490
TOTAL MARKET OB/XF VALUE		3,790
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,280
SOH/AGL Deduction		112,647
ASSESSED VALUE		161,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,633
TOTAL JUST VALUE		274,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210125	CO ISSUED	0	12/28/2022
22010125	NEW CONSTR	262,993	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1549	3/28/2023	WD	Q	I	01	370,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROWN MICHAEL KENNE						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W13 S9 E13 N9$ S9 W13 S54 FOP=[YR=2022] S8 E8 FGR=[YR=2022] S8 E21 N20 W21 S12 $ N8 W8$ E8 N4 E21 N59$.

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	0810	CONCRETE A	0	100	0	0	583.00	SF	6.50	6.50	100	2022	2022	3	100	3,790	

LAND DESCRIPTION

TOTAL OB/XF 3,790

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	000100	C	SFR	100		PUD	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/16/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS