LOT 619
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

JONES NICHOLAS SEAN & NATALIE PAIGE
75629 BLACKBIRD DR
YULEE, FL 32097

2024

10-2N-26-2010-0619-0000

BUILDING CHARACTERISTICS

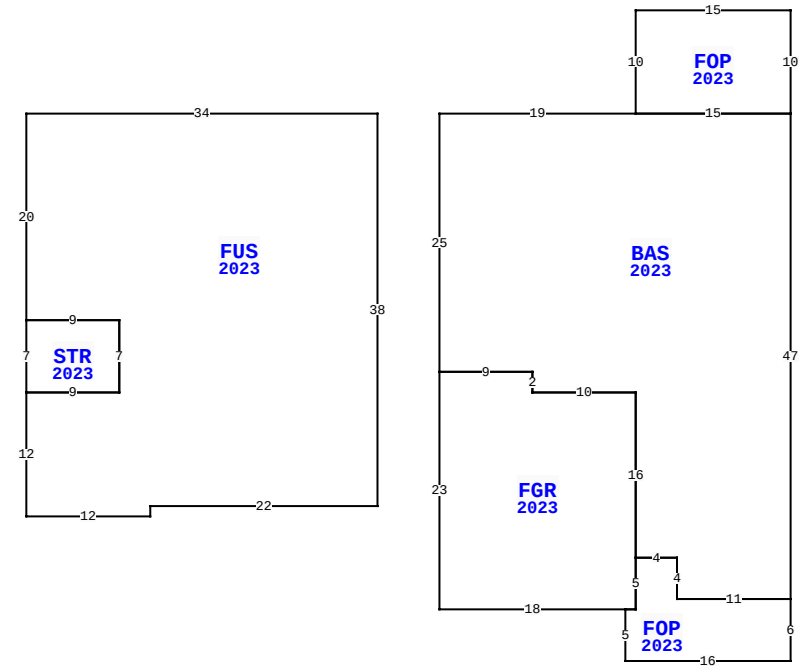
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,184	100	1,184	122,236
FGR	417	55	229	23,642
FOP	111	30	33	3,407
FOP	150	30	45	4,646
FUS	1,241	100	1,241	128,121
STR	63	10	6	619
TOTALS	3,166		2,738	282,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	108.6720	103.24	282,671	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2425 HX Base Yr



75629 BLACKBIRD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,671
TOTAL MARKET OB/XF VALUE		2,995
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,666
SOH/AGL Deduction		24,341
ASSESSED VALUE		326,325
TOTAL EXEMPTION VALUE	13	326,325
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		350,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210118	CO		04/13/2023
22010118	NEW CONSTR	392,867	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/397	4/19/2023	WD	Q	I	01	420,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES NICHOLAS SEAN						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=0,0] E34 S38 W22 S1 W12 N12 E9 N7 W9 N20 $
BAS=[YR=2023;ORIG=40,0] E19 E15 S47 W11 N4 W4 N16 W10 N2 W9 N25 $
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 $
FOP=[YR=2023;ORIG=74,0] W15 N10 E15 S10 $
FOP=[YR=2023;ORIG=59,43] E4 S4 E11 S6 W16 N5 E1 N5 $
STR=[YR=2023;ORIG=0,20] E9 S7 W9 N7 $
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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	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2024	2023		100	2,995	

LAND DESCRIPTION

TOTAL OB/XF 2,995

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	SFR CNSVTN	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/04/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS