LOT 571
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BROWNLEE ANTONIO RASHAD & JOYLYN
75254 PLUMBAGO TRC
YULEE, FL 32097

2025

10-2N-26-2010-0571-0000

BUILDING CHARACTERISTICS

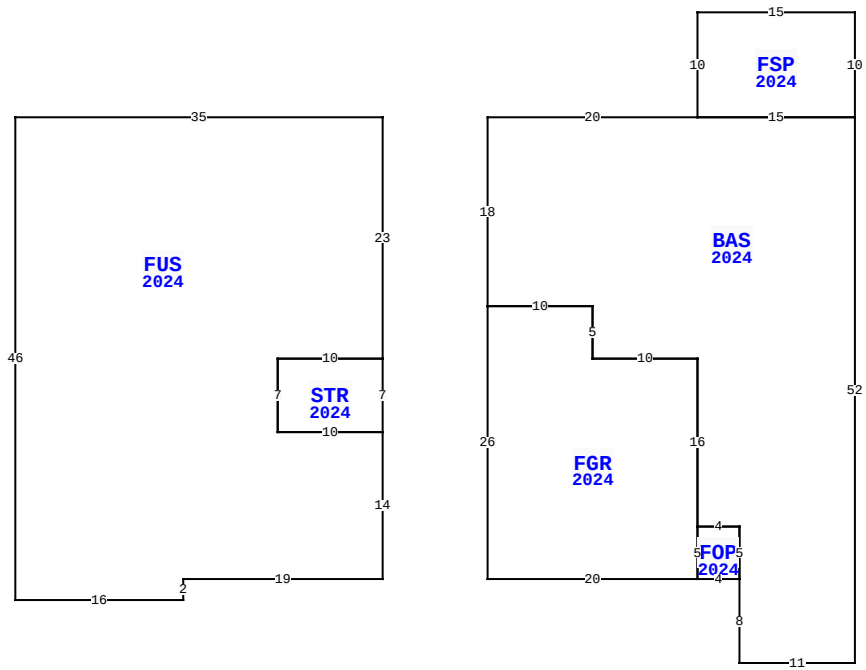
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	1,138	100	2024	1,138	123,325
FGR	470	55	2024	258	27,959
FOP	20	30	2024	6	650
FSP	150	40	2024	60	6,502
FUS	1,502	100	2024	1,502	162,772
STR	70	10	2024	7	759
TOTALS	3,350			2,971	321,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	108.3726	108.37	321,967	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2640 HX Base Yr



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

75254 PLUMBAGO TRC, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,967
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		390,628
SOH/AGL Deduction		20,221
ASSESSED VALUE		370,407
TOTAL EXEMPTION VALUE	13	370,407
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		390,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05291	CO		10/25/2023
B23-05291	SFR	418,752	04/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/1405	9/09/2024	QC	U	I	11	100
GRANTOR: BROWNLEE ANTONIO RASH						
GRANTEE: BROWNLEE ANTONIO RA						
2677/1	10/27/2023	SW	Q	I	01	427,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROWNLEE ANTONIO RA						

BUILDING NOTES

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	704.00	SF	5.20	5.20	100	2024	2023		100	3,661	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
FSP=[YR=2024;ORIG=40,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,661

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	RES	100		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/12/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS