LOT 575
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

AGREDA ARTURO ADOLFO ROJAS
75542 BLACKBIRD DR
YULEE, FL 32097

2025

10-2N-26-2010-0575-0000

BUILDING CHARACTERISTICS

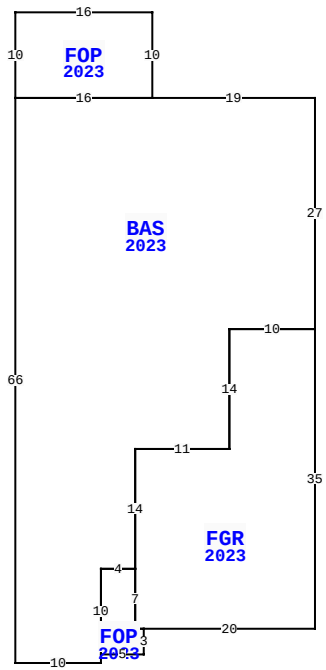
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,601	100	2023	1,601	182,866
FGR	581	55	2023	320	36,550
FOP	43	30	2023	13	1,485
FOP	160	30	2023	48	5,483
TOTALS	2,385			1,982	226,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	114.2190	114.22	226,384	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1601 HX Base Yr



75542 BLACKBIRD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,384
TOTAL MARKET OB/XF VALUE	4,362
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	295,746
SOH/AGL Deduction	0
ASSESSED VALUE	295,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,746
TOTAL JUST VALUE	295,746
NCON VALUE	230,746
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001514	PRIVATE PROVIDER	313,998	02/07/2024
B23-09075	SFR_ 1604 HTD	313,998	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1707	5/22/2024	SW	Q	I	01	370,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AGREDA ARTURO ADOLF						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E16 E19 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 $
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 $
FOP=[YR=2023;ORIG=40,0] E16 N10 W16 S10 $
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 $
.

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	0	0	0	671.00	SF	6.50	6.50	100	2025	2024		100	4,362	

LAND DESCRIPTION

TOTAL OB/XF 4,362

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	0		PUD	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/02/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS