LOT 576
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

CHARRIEZ VICTOR JAVIER ROMAN
75550 BLACKBIRD DR
YULEE, FL 32097

2025

10-2N-26-2010-0576-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

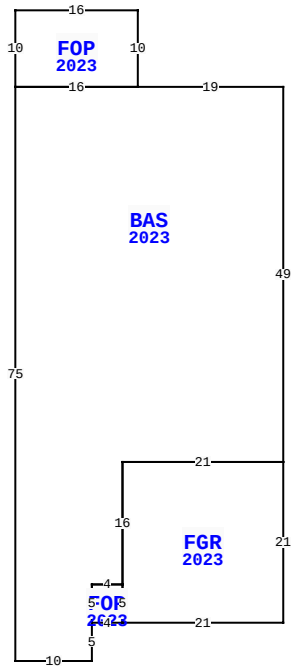
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	228,694
FGR	441	55	2023	243	27,255
FOP	20	30	2023	6	673
FOP	160	30	2023	48	5,384
TOTALS	2,660			2,336	262,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	112.1610	112.16	262,006	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2039 HX Base Yr 2025



75550 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		262,006
TOTAL MARKET OB/XF VALUE		4,466
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,472
SOH/AGL Deduction		58,338
ASSESSED VALUE		273,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,412
TOTAL JUST VALUE		331,472
NCON VALUE		266,472
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001253	PRIVATE PROVIDER	377,945	02/01/2024
B23-09074	SFR- 2052 HTD	377,945	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/82	2/27/2024	SW	Q	I	01	392,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHARRIEZ VICTOR JAV						
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=21,10] E16 E19 S49 W21 S16 W4 S5 S5 W10 N75 $
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E21 N21 $
FOP=[YR=2023;ORIG=21,0] S10 E16 N10 W16 $
FOP=[YR=2023;ORIG=31,75] E4 S5 W4 N5 $
.

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	687.00	SF	6.50	6.50	100	2025	2024		100	4,466	

LAND DESCRIPTION

TOTAL OB/XF 4,466

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	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