

LOT 577
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

MORRIS CODY & CASSANDRA MARIE
75558 BLACKBIRD DR
YULEE, FL 32097

2025

10-2N-26-2010-0577-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 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	1,811	100	2023	1,811	206,852
FGR	486	55	2023	267	30,497
FOP	47	30	2023	14	1,599
FSP	171	40	2023	68	7,767
TOTALS	2,515			2,160	246,715

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	114.2190	114.22	246,715	2024	2024	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025						Heated Area: 1811		HX Base Yr 2025				