

LOT 581
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BROWN MICHAEL K & KARYN O
75598 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0581-0000



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	11	CLAY TILE 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
Occupancy	00	NONE 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
BAS	1,626	100
FGR	420	55
FOP	64	30
FOP	117	30
TOTALS	2,227	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,911	118.8495	118.85	227,122	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2025

Heated Area: 1626

HX Base Yr

The floor plan diagram shows a rectangular layout with three labeled rooms and their dimensions:

- FOP 2022** (top left): 13' x 9'.
- BAS 2022** (center): 54' x 16'.
- FGR 2022** (bottom right): 21' x 20'.

Other dimensions shown include 13', 9', 54', 4', 8', 12', and 21'.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	