LOT 583
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FORSTE NATHAN DOUGLAS
75614 BLACKBIRD DR
YULEE, FL 32097

2025

10-2N-26-2010-0583-0000

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
Quality	04	Quality Level 04

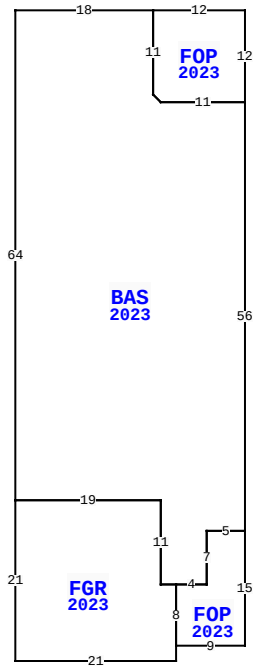
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2023	1,863	219,499
FGR	419	55	2023	230	27,099
FOP	107	30	2023	32	3,770
FOP	144	30	2023	43	5,066
TOTALS	2,533			2,168	255,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	117.8205	117.82	255,434	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1863 HX Base Yr



75614 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	255,434
TOTAL MARKET OB/XF VALUE	3,104
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	323,538
SOH/AGL Deduction	0
ASSESSED VALUE	323,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,538
TOTAL JUST VALUE	323,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			04/12/2023
22010126	NEW CONSTR	301,468	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1517	2/12/2025	WD	Q	I	02	363,000
GRANTOR: BIELEK KEVIN						
GRANTEE: FORSTE NATHAN DOUGL						
2669/449	9/19/2023	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIELEK KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,-10] E18 S11 D1R1 E11 S56 W5 S7 W4 W2 N11 W19 N64 $
FOP=[YR=2023;ORIG=60,2] N12 W12 S11 D1R1 E11 $
FOP=[YR=2023;ORIG=60,58] S15 W9 N8 E4 N7 E5 $
FGR=[YR=2023;ORIG=49,54] S11 E2 S8 S2 W21 N21 E19 $
.

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	0	0	0	597.00	SF	5.20	5.20	100	2024	2023		100	3,104	

LAND DESCRIPTION

TOTAL OB/XF 3,104

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 05/16/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS