

LOT 584
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

MAILLOUX REVOCABLE FAMILY TRUST
75622 BLACKBIRD DR
YULEE, FL 32097

2025

10-2N-26-2010-0584-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,128	100
FGR	449	55
FOP	54	30
FOP	130	30
FUS	906	100
STR	30	10
TOTALS	2,697	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,339	117.5118	117.51	274,856	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2034 HX Base Yr 2024											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,128	100	2024	1,128	132,551						
FGR	449	55	2024	247	29,025						
FOP	54	30	2024	16	1,880						
FOP	130	30	2024	39	4,583						
FUS	906	100	2024	906	106,464						
STR	30	10	2024	3	353						
TOTALS	2,697			2,339	274,856						

75622 BLACKBIRD DR, YULEE

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

EXTRA FEATURES										75622 BLACKBIRD DR, YULEE			INC DATE				AG DATE	
L N	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	100	0	0	597.00	SF	5.20	5.20	100	2024	2023		100	3,104		