LOT 585
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

GARDINER DEADRA KEMOLA
75630 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0585-0000

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 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

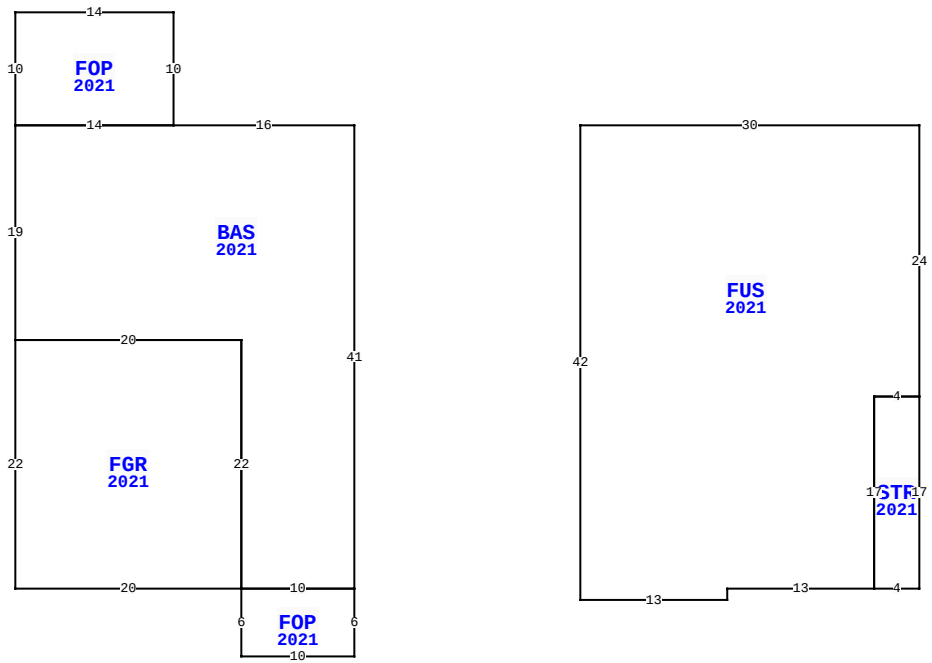
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	2021	790	100,804
FGR	440	55	2021	242	30,879
FOP	60	30	2021	18	2,297
FOP	140	30	2021	42	5,359
FUS	1,175	100	2021	1,175	149,930
STR	68	10	2021	7	893
TOTALS	2,673			2,274	290,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	127.5960	127.60	290,162	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1965 HX Base Yr 2025



75630 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		290,162
TOTAL MARKET OB/XF VALUE		4,069
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,231
SOH/AGL Deduction		0
ASSESSED VALUE		359,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,509
TOTAL JUST VALUE		359,231
NCON VALUE		294,231
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004061	NEW SFR T-2613, H	316,403	04/10/2024
240004061	CO		04/10/2024
B230014771		316,403	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/786	4/24/2024	WD	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GARDINER DEADRA KEM						
2652/423	7/03/2023	SW	Q	V	05	153,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=50,0] W30 S42 E13 N1 E13 N17 E4 N24 $
BAS=[YR=2021;ORIG=-16,0] E16 S41 W10 N22 W20 N19 E14 $
FGR=[YR=2021;ORIG=-30,41] E20 N22 W20 S22 $
FOP=[YR=2021;ORIG=-16,0] N10 W14 S10 E14 $
STR=[YR=2021;ORIG=50,41] W4 N17 E4 S17 $
FOP=[YR=2021;ORIG=-10,41] S6 E10 N6 W10 $
PTR=[ORIG=0,0] E20 W20 $
.

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	626.00	SF	6.50	6.50	100	2025	2024		100	4,069	

LAND DESCRIPTION

TOTAL OB/XF 4,069

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