LOT 586
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

JOHNSON RUTH APPADOO & MATTHEW
75638 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0586-0000

NASSAU COUNTY PROPERTY

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

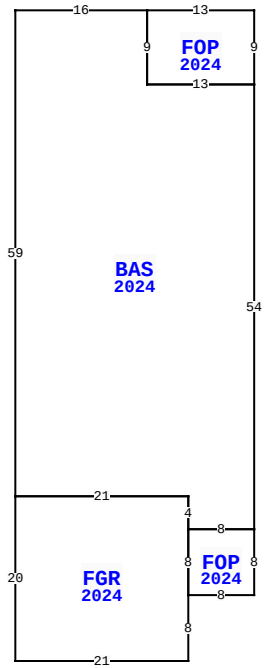
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	2024	1,626	193,250
FGR	420	55	2024	231	27,454
FOP	64	30	2024	19	2,258
FOP	117	30	2024	35	4,160
TOTALS	2,227			1,911	227,122

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	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1626 HX Base Yr



75638 BLACKBIRD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,122
TOTAL MARKET OB/XF VALUE	3,021
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	295,143
SOH/AGL Deduction	0
ASSESSED VALUE	295,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,143
TOTAL JUST VALUE	295,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302334	CO		08/03/2023
B2302334	NEW CONSTR	262,993	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/963	5/24/2024	WD	Q	I	01	355,000
GRANTOR: ANDERSON JOHN A & SAN						
GRANTEE: JOHNSON RUTH APPADO						
2664/870	8/25/2023	WD	Q	I	01	340,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON JOHN A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E16 S9 E13 S54 W8 N4 W21 N59 $
FGR=[YR=2024;ORIG=40,79] N20 E21 S4 S8 S8 W21 $
FOP=[YR=2024;ORIG=61,63] E8 S8 W8 N8 $
FOP=[YR=2024;ORIG=56,0] E13 S9 W13 N9 $
.

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	581.00	SF	5.20	5.20	100	2024	2023		100	3,021	

LAND DESCRIPTION

TOTAL OB/XF 3,021

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 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS