LOT 587
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BUCHANAN DAVID S & ROBIN S L/E/
75646 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0587-0000

BUILDING CHARACTERISTICS

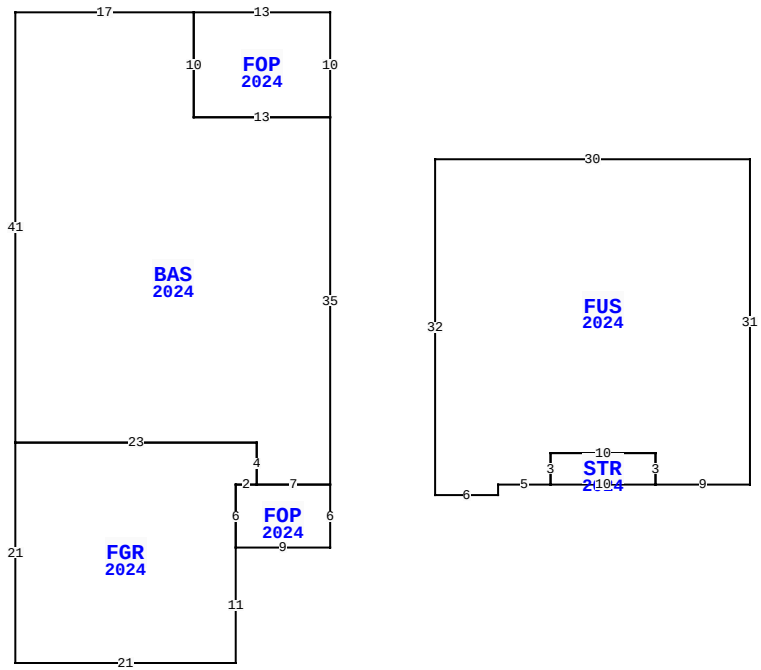
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	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

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	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2034 HX Base Yr 2024



75646 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		274,856
TOTAL MARKET OB/XF VALUE		3,198
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,054
SOH/AGL Deduction		16,984
ASSESSED VALUE		326,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,348
TOTAL JUST VALUE		343,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C230233	CO		08/02/2023
B2302333	NEW CONSTR	328,593	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/1638	2/24/2025	LE	U	I	11	100
GRANTOR: BUCHANAN DAVID S & RO						
GRANTEE: BALCAR MIRANDA						
2684/1267	12/12/2023	WD	Q	I	02	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUCHANAN DAVID S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,58] E23 S4 E7 N35 W13 N10 W17 S41 $
FUS=[YR=2024;ORIG=40,31] E30 S31 W9 N3 W10 S3 W5 S1 W6 N32 $
FGR=[YR=2024;ORIG=23,58] W23 S21 E21 N11 N6 E2 N4 $
FOP=[YR=2024;ORIG=17,27] E13 N10 W13 S10 $
FOP=[YR=2024;ORIG=21,62] S6 E9 N6 W7 W2 $
STR=[YR=2024;ORIG=61,59] W10 S3 E10 N3 $
.

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	100	0	0	615.00	SF	5.20	5.20	100	2024	2023		100	3,198	

LAND DESCRIPTION

TOTAL OB/XF 3,198

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 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