LOT 588
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

KIMMEL ZACHERY LYNN & KRISTINA MARIE
75662 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0588-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

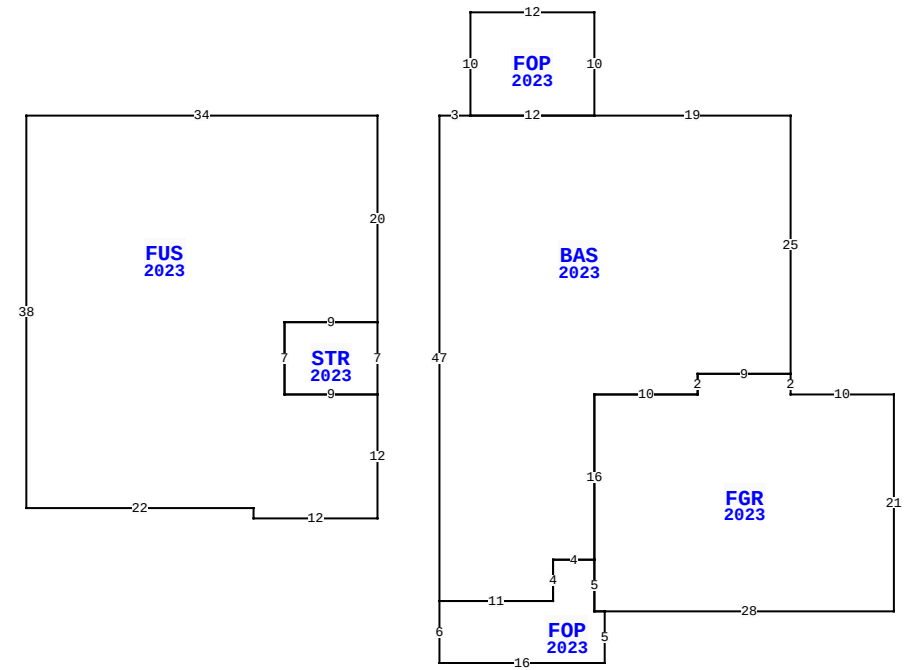
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2023	1,184	140,943
FGR	627	55	2023	345	41,069
FOP	111	30	2023	33	3,928
FOP	120	30	2023	36	4,285
FUS	1,241	100	2023	1,241	147,729
STR	63	10	2023	6	714
TOTALS	3,346			2,845	338,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	119.0448	119.04	338,669	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2425 HX Base Yr 2025



75662 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		338,669
TOTAL MARKET OB/XF VALUE		5,294
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,963
SOH/AGL Deduction		0
ASSESSED VALUE		408,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		358,241
TOTAL JUST VALUE		408,963
NCON VALUE		343,963
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004572	NSFR (T)3374 (H)2	400,570	04/22/2024
240004572	CO		04/22/2024
B230014770		400,570	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/1032	4/29/2024	WD	Q	I	01	490,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KIMMEL ZACHERY LYNN						
2652/423	7/03/2023	SW	Q	V	05	153,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	1,018.00	SF	5.20	5.20	100	2025	2024		100	5,294	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=34,0] W34 S38 E22 S1 E12 N12 W9 N7 E9 N20 $
BAS=[YR=2023;ORIG=74,0] W19 W12 W3 S47 E11 N4 E4 N16 E10 N2 E9 N25 $
FGR=[YR=2023;ORIG=74,25] W9 S2 W10 S16 S5 E1 E28 N21 W10 N2 $
FOP=[YR=2023;ORIG=55,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=55,43] W4 S4 W11 S6 E16 N5 W1 N5 $
STR=[YR=2023;ORIG=25,20] E9 S7 W9 N7 $
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LAND DESCRIPTION

TOTAL OB/XF 5,294

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