LOT 620
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

OWENS JOSETTE MICHELLE
75621 BLACKBIRD DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0620-0000

BUILDING CHARACTERISTICS

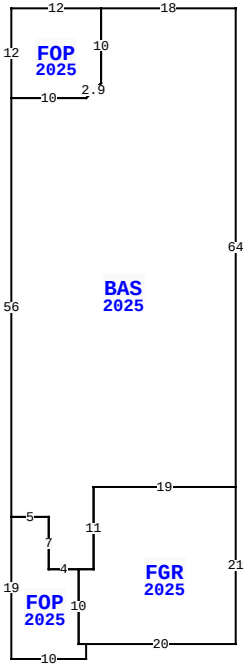
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,864	100	2025	1,864	224,612
FGR	419	55	2025	230	27,715
FOP	142	30	2025	43	5,182
FOP	145	30	2025	44	5,302
TOTALS	2,570			2,181	262,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	120.4959	120.50	262,810	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1864 HX Base Yr 2025



75621 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		262,810
TOTAL MARKET OB/XF VALUE		3,907
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,717
SOH/AGL Deduction		0
ASSESSED VALUE		331,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,995
TOTAL JUST VALUE		331,717
NCON VALUE		266,717
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005416	NSFR (H)1864,	302,888	05/06/2024
240005416			04/06/2024
B230014409		302,888	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/500	6/07/2024	WD	Q	I	02	397,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OWENS JOSETTE MICHE						
2671/420	9/28/2023	SW	Q	V	05	384,100
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=22,20] N10 E18 S64 W19 S11 W2 W4 N7 W5 N56 E10 U2R2 $
FOP=[YR=2025;ORIG=10,22] E10 U2R2 N10 W12 S12 $
FGR=[YR=2025;ORIG=21,74] E19 S21 W20 W1 N10 E2 N11 $
FOP=[YR=2025;ORIG=10,78] E5 S7 E4 S10 E1 S2 W10 N19 $
.

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	601.00	SF	6.50	6.50	100	2025	2024		100	3,907	

LAND DESCRIPTION

TOTAL OB/XF 3,907

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	000135	C	RES NATURAL	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/07/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS