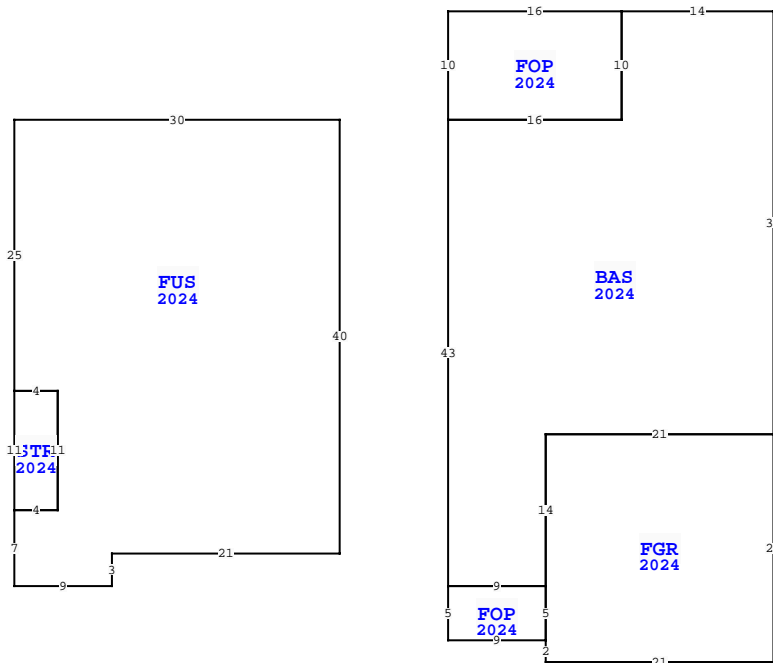


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,136	100	2024
FGR	441	55	2024
FOP	45	30	2024
FOP	160	30	2024
FUS	1,183	100	2024
STR	44	10	2024
TOTALS	3,009		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
Heated Area: 2319 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,881
TOTAL MARKET OB/XF VALUE			3,907
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			368,788
SOH/AGL Deduction			0
ASSESSED VALUE			368,788
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,788
TOTAL JUST VALUE			368,788
NCON VALUE			303,788
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006654	NEW SFR : T-2946,	368,452	06/05/2024
240006654	CO		06/05/2024
B230016475		368,452	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/360	1/21/2025	WD	Q	I	02	425,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROSS MICHAEL JOSEPH						
2688/1134	1/08/2024	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES															
L N	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	0	0	0		6.50	100	2025	2024		100	3,907	

TOTAL OB/XF												3,907			
75605 BLACKBIRD DR, YULEE															

BUILDING NOTES											

BUILDING DIMENSIONS											
FUS=[YR=2024;ORIG=30,20] W30 S25 E4 S11 W4 S7 E9 N3 E21 N40 \$											
BAS=[YR=2024;ORIG=70,49] W21 S14 W9 N43 E16 N10 E14 S39 \$											
FGR=[YR=2024;ORIG=49,49] E21 S21 W21 N2 N5 N14 \$											
POP=[YR=2024;ORIG=56,20] W16 N10 E16 S10 \$											
FOP=[YR=2024;ORIG=49,63] S5 W9 N5 E9 \$											
STR=[YR=2024;ORIG=0,45] E4 S11 W4 N11 \$											

LAND DESCRIPTION												TOTAL OB/XF												3,907			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										