

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		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
BAS	1,168	100	2024
FGR	432	55	2024
FOP	92	30	2024
FOP	128	30	2024
FUS	1,334	100	2024
STR	48	10	2024
TOTALS	3,202		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,811	115.1136	115.11	323,574	2024	2024	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2025 Heated Area: 2502 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,574
TOTAL MARKET OB/XF VALUE			3,907
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			392,481
SOH/AGL Deduction			0
ASSESSED VALUE			392,481
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			392,481
TOTAL JUST VALUE			392,481
NCON VALUE			327,481
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005242	NSFR (H)2500,	396,726	05/01/2024
240005242	CO		05/01/2024
B230014403		396,726	11/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/923	6/21/2024	WD	Q	I	01	485,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBSTER JOHNATHAN R						
2671/420	9/28/2023	SW	Q	V	05	384,100
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				
75597 BLACKBIRD DR, YULEE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											
FUS=[YR=2024;ORIG=70,-10] W14 S1 W16 S24 E4 E5 S20 S8 E9 S1 E12 N54 \$											
BAS=[YR=2024;ORIG=30,-10] W14 S8 W16 S44 E9 N12 E17 N3 E4 N37 \$											
FGR=[YR=2024;ORIG=30,27] W4 S3 W17 S12 S8 E1 E20 N23 \$											
FOP=[YR=2024;ORIG=0,-2] E16 N8 W16 S8 \$											
FOP=[YR=2024;ORIG=9,42] W9 S10 E10 N2 W1 N8 \$											
STR=[YR=2024;ORIG=44,15] W4 S12 E4 N12 \$											

BUILDING DIMENSIONS											
FUS=[YR=2024;ORIG=70,-10] W14 S1 W16 S24 E4 E5 S20 S8 E9 S1 E12 N54 \$											
BAS=[YR=2024;ORIG=30,-10] W14 S8 W16 S44 E9 N12 E17 N3 E4 N37 \$											
FGR=[YR=2024;ORIG=30,27] W4 S3 W17 S12 S8 E1 E20 N23 \$											
FOP=[YR=2024;ORIG=0,-2] E16 N8 W16 S8 \$											
FOP=[YR=2024;ORIG=9,42] W9 S10 E10 N2 W1 N8 \$											
STR=[YR=2024;ORIG=44,15] W4 S12 E4 N12 \$											

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											