

LOT 626
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

BROWNLEE RICHARD NEIL/BRUNO SHARON LEE
 75573 BLACKBIRD DR
 YULEE, FL 32097

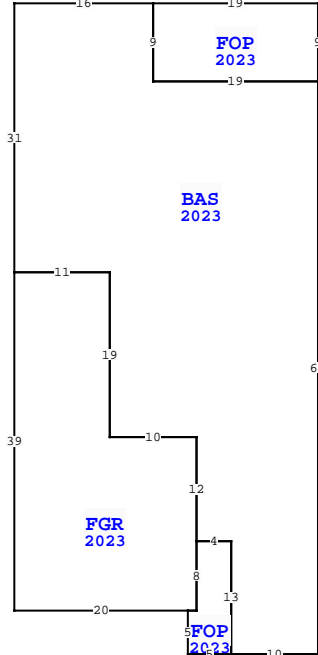
2025

10-2N-26-2010-0626-0000



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 Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
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
BAS	1,668	100	2023
FGR	629	55	2023
FOP	57	30	2023
FOP	171	30	2023
TOTALS	2,525		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
					Heated Area: 1668						
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			235,662
TOTAL MARKET OB/XF VALUE			4,264
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			304,926
SOH/AGL Deduction			0
ASSESSED VALUE			304,926
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			254,204
TOTAL JUST VALUE			304,926
NCON VALUE			239,926
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-09107	SFR_ 1674 HTD	329,305	07/17/2023
230004691			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2695/1984	2/21/2024	SW Q	Q	I	02	381,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROWNLEE RICHARD NE						
2522/0861	12/15/2021	SW Q	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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	100	0	0		656.00	SF	6.50			100	4,264	

TOTAL OB/XF										4,264					
75573 BLACKBIRD DR, YULEE															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2023;ORIG=51,0] W16 S31 E11 S19 E10 S12 E4 S13 E10 N66 W19 N9 \$															
FGR=[YR=2023;ORIG=35,31] S39 E20 E1 N8 N12 W10 N19 W11 \$															
FOP=[YR=2023;ORIG=51,9] E19 N9 W19 S9 \$															
FOP=[YR=2023;ORIG=60,62] W4 S8 W1 S5 E5 N13 \$															

LAND DESCRIPTION																								
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	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							