LOT 629
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

RICHARDSON EMILY ANN/CHUPP MATTHEW DANIEL
75549 BLACKBIRD DR
YULEE, FL 32097

**2025**

**10-2N-26-2010-0629-0000**

## BUILDING CHARACTERISTICS

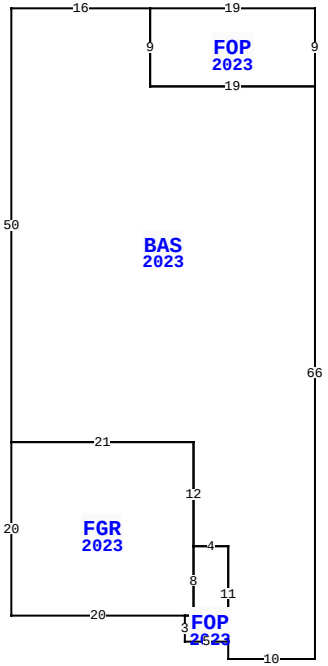
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,877 | 100 | 2023 | 1,877 | 212,458 |
| FGR | 420 | 55 | 2023 | 231 | 26,147 |
| FOP | 47 | 30 | 2023 | 14 | 1,585 |
| FOP | 171 | 30 | 2023 | 51 | 5,773 |
| TOTALS | 2,515 | | | 2,173 | 245,962 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,173 | 113.1900 | 113.19 | 245,962 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1877 HX Base Yr 2025




75549 BLACKBIRD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 656.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 4,264 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 245,962 |
| TOTAL MARKET OB/XF VALUE | 4,264 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 315,226 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 315,226 |
| TOTAL EXEMPTION VALUE | HX HB 50,722 |
| BASE TAXABLE VALUE | 264,504 |
| TOTAL JUST VALUE | 315,226 |
| NCON VALUE | 250,226 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004570 | | | 01/30/2024 |
| B23-09115 | SFR_ 1813 HTD | 342,996 | 07/17/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2696/124 | 2/22/2024 | SW | Q | I | 01 | 374,800 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: RICHARDSON EMILY AN | | | | | | |
| 2522/0861 | 12/15/2021 | SW | Q | V | 05 | 4,393,200 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=25,-20] E16 S9 E19 S66 W10 N2 N11 W4 N12 W21 N50 $
FGR=[YR=2023;ORIG=46,30] W21 S20 E20 E1 N8 N12 $
FOP=[YR=2023;ORIG=60,-11] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=46,42] E4 S11 W5 N3 E1 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,264

| 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