

LOT 631
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

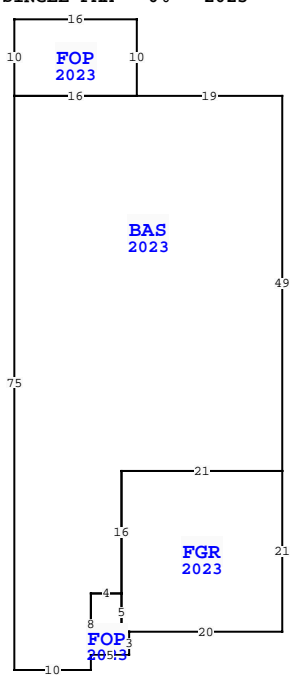
CUMBUS JUSTIN ROSS
 75533 BLACKBIRD DR
 YULEE, FL 32097

2025

10-2N-26-2010-0631-0000

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/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,039	100	2023
FGR	441	55	2023
FOP	35	30	2023
FOP	160	30	2023
TOTALS	2,675		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 0% - 2025	
												Heated Area: 2039	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,095
TOTAL MARKET OB/XF VALUE			4,453
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,548
SOH/AGL Deduction			0
ASSESSED VALUE			341,548
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,548
TOTAL JUST VALUE			341,548
NCON VALUE			276,548
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-09116	SFR_ 2052 HTD	377,945	07/17/2023
230004672			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1004	2/16/2024	SW Q	Q	I	01	413,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CUMBUS JUSTIN ROSS						
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	0	0	0		685.00	SF	6.50				4,453	

BUILDING NOTES	
75533 BLACKBIRD DR, YULEE	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=21,10] E16 E19 S49 W21 S16 W4 S8 S2 W10 N75 \$	
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E1 E20 N21 \$	
FOP=[YR=2023;ORIG=21,0] S10 E16 N10 W16 \$	
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 \$	

LAND DESCRIPTION														TOTAL OB/XF										
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							