

LOT 571
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BROWNLEE ANTONIO RASHAD & JOYLYN
75254 PLUMBAGO TRC
YULEE, FL 32097

2026

10-2N-26-2010-0571-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	13	LVT/LAMNT 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	1,138	100	2024	1,138	122,708
FGR	470	55	2024	258	27,819
FOP	20	30	2024	6	647
FSP	150	40	2024	60	6,469
FUS	1,502	100	2024	1,502	161,958
STR	70	10	2024	7	755
TOTALS	3,350			2,971	320,357

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	103.2120	108.37	321,967	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM

100% - 2024

Heated Area: 2640

HX Base Yr

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY								PAGE 1 of 1	
VALUATION BY								STANDARD	
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE								320,357	
TOTAL MARKET OB/XF VALUE								0	
TOTAL LAND VALUE - MARKET								67,000	
TOTAL MARKET VALUE								387,357	
SOH/AGL Deduction								6,949	
ASSESSED VALUE								380,408	
TOTAL EXEMPTION VALUE				13				380,408	
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								387,357	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								390,628	
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