

LOT 587
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BUCHANAN DAVID S & ROBIN S L/E/
75646 BLACKBIRD DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0587-0000



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	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	4 100			
Bathrooms		2.5 100			
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	1,128	100	2024	1,128	131,888
FGR	449	55	2024	247	28,880
FOP	54	30	2024	16	1,871
FOP	130	30	2024	39	4,560
FUS	906	100	2024	906	105,932
STR	30	10	2024	3	351
TOTALS	2,697			2,339	273,482

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,339	111.9160	117.51	274,856	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2034 HX Base Yr 2024

The diagram shows a property layout with four distinct areas labeled in blue text:

- BAS 2024**: A large rectangular area on the left side of the property.
- FGR 2024**: A rectangular area at the bottom left, adjacent to the BAS area.
- FOP 2024**: A small rectangular area at the top right, adjacent to the BAS area.
- FUS 2024**: A large rectangular area on the right side of the property.

Dimensions are provided for various segments of the lots and boundaries, such as 17, 13, 10, 13, 10, 35, 23, 4, 2, 7, 6, 11, 21, 21, 30, 32, 31, 10, 3, 3, 9, 6, 5, 21, 11, 9, 6, 10, 13, 10, 17, 41, 21, 21, 11, 9, 6, 10, 13, 10,