LOT 623
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

WEBSTER JOHNATHAN RAY & JESSICA GISELA
75597 BLACKBIRD DR
YULEE, FL 32097

2026

10-2N-26-2010-0623-0000

BUILDING CHARACTERISTICS

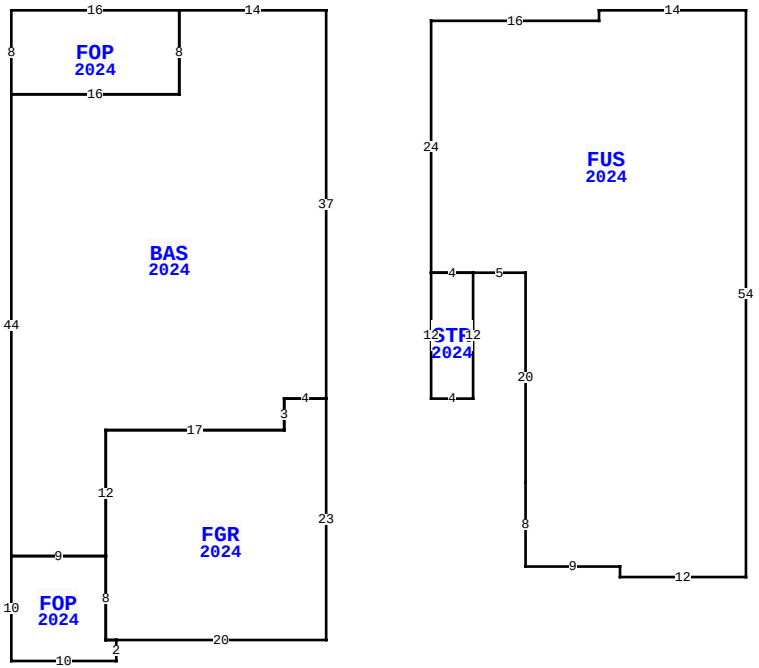
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,168	100	2024	1,168	134,448
FGR	432	55	2024	238	27,396
FOP	92	30	2024	28	3,223
FOP	128	30	2024	38	4,374
FUS	1,334	100	2024	1,334	153,557
STR	48	10	2024	5	576
TOTALS	3,202			2,811	323,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,811	109.6320	115.11	323,574	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2502 HX Base Yr 2026



75597 BLACKBIRD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		390,574
SOH/AGL Deduction		0
ASSESSED VALUE		390,574
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		334,163
TOTAL JUST VALUE		390,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005242	NSFR (H)2500,	396,726	05/01/2024
240005242	CO		05/01/2024
B230014403		396,726	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/923	6/21/2024	WD	Q	I	01	485,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBSTER JOHNATHAN R						
2671/420	9/28/2023	SW	Q	V	05	384,100
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,-10] W14 S1 W16 S24 E4 E5 S20 S8 E9 S1 E12 N54 $
BAS=[YR=2024;ORIG=30,-10] W14 S8 W16 S44 E9 N12 E17 N3 E4 N37 $
FGR=[YR=2024;ORIG=30,27] W4 S3 W17 S12 S8 E1 E20 N23 $
FOP=[YR=2024;ORIG=0,-2] E16 N8 W16 S8 $
FOP=[YR=2024;ORIG=9,42] W9 S10 E10 N2 W1 N8 $
STR=[YR=2024;ORIG=44,15] W4 S12 E4 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 05/07/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS