

LOT 237
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

STANSKI MAUREEN & STANLEY T
75105 CHICORY CT
YULEE, FL 32097

2023

10-2N-26-2010-0237-0000



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/LAMMT 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
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	176,192
FGR	486	55	267	25,976
FOP	42	30	13	1,265
FOP	171	30	51	4,962
TOTALS	2,510		2,142	208,395

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	792.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	66.00	118.00	1.00	LT	

REVIEW DATE 12/14/2022 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,142	107.8000	97.29	208,395	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 1811 HX Base Yr											
75105 CHICORY CT, YULEE											

TOTAL OB/XF											
4,118											

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4,118											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			208,395
TOTAL MARKET OB/XF VALUE			4,118
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			277,513
SOH/AGL Deduction			0
ASSESSED VALUE			277,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,513
TOTAL JUST VALUE			277,513
NCON VALUE			212,513
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201163	CO ISSUED	0	01/13/2023
22001163	NEW CONSTR	304,430	01/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2613/1169	1/10/2023	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: STANSKI MAUREEN & S					
2451/0757	4/07/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2022] E5 N2 FGR=[YR=2022] E20 N26 W11 S6 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N6 E11 N44 \$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 65,000 PRINTED 08/02/2023 BY SYS