LOT 241
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BASS DAVID CHARLES & KIMBERLY LOIS
1840 LINDSEY RD
JACKSONVILLE, FL 32221

2023

10-2N-26-2010-0241-0000

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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

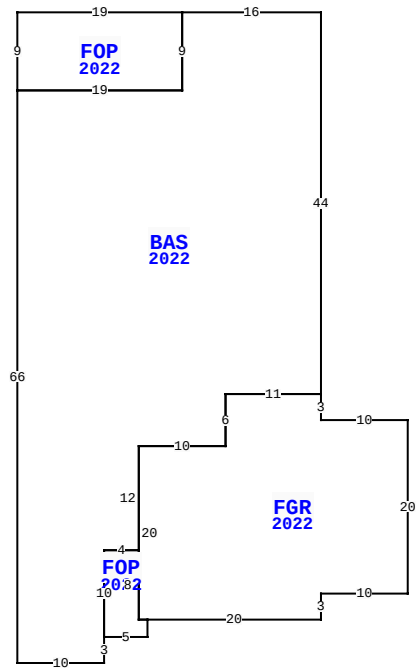
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	174,599
FGR	686	55	377	36,347
FOP	42	30	13	1,253
FOP	171	30	51	4,917
TOTALS	2,710		2,252	217,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	106.8200	96.41	217,115	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1811 HX Base Yr



75145 CHICORY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,115
TOTAL MARKET OB/XF VALUE	4,888
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	287,003
SOH/AGL Deduction	0
ASSESSED VALUE	287,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,003
TOTAL JUST VALUE	287,003
NCON VALUE	222,003
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015207	CO ISSUED	0	01/19/2023
21015207	NEW CONSTR	317,005	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1972	1/19/2023	SW	Q	I	01	425,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BASS DAVID CHARLES						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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 N3 E10 N20 W10 N3 W11 S6 W10 S20 E1$ W1 N8 W4 S10$ N10 E4 N12 E10 N6 E11 N44$.

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
1	0811	CONCRETE B	0	0	0	0	940.00	SF	5.20	5.20	100	2022	2022	3	100	4,888	

LAND DESCRIPTION

TOTAL OB/XF 4,888

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	SFR CNSVTN	0		PUD	69.00	116.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS