

LOT 242
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

CLARK DREW ARTHUR & NEYDA YULIETH
75140 CHICORY CT
YULEE, FL 32097

2023

10-2N-26-2010-0242-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 90	0100	01	2,471	109.3440	98.68	243,838	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD									
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2023												Heated Area: 2039									
Roof Structur	03	GABLE/HIP 100	FSP 2022												HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100	BAS 2022																					
Interior Wall	05	DRYWALL 100	FGR 2022																					
Interior Floo	13	LVT/LAMNT 100	FOP 2022																					
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms	4	100																						
Bathrooms	3	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	2,039	100	2,039	201,209																				
FGR	651	55	358	35,327																				
FOP	35	30	10	987																				
FSP	160	40	64	6,316																				
TOTALS			2,885	2,471	243,838																			
EXTRA FEATURES			75140 CHICORY CT, YULEE																					
L N	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	0812	CONCRETE C	0 100	0	0	1,057.00	SF	4.00	4.00	100	2022	2022	3	100	4,228									
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE								
1	000135	C	SFR CNSVTN	100		PUD	70.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00								
LAND VALUE																								
65,000																								
OTHER ADJUSTMENTS AND NOTES																								
YEAR DENSITY DECL FRZ YR CONSRV																								
REVIEW DATE 10/19/2022 BY KW																								
Total Acres: 0.00																								
Total Land Value: 65,000																								
Market: 0																								
Agricultural: 0																								
Common: 65,000																								
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