

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

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

2024

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	185,465
FGR	486	55	267	27,343
FOP	42	30	13	1,331
FOP	171	30	51	5,223
TOTALS	2,510		2,142	219,362

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	792.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	66.00	118.00	1.00

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	102.41	219,362	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1811 HX Base Yr 2024												
75105 CHICORY CT, YULEE												

75105 CHICORY CT, YULEE					XF DATE		LAND DATE			
					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
792.00	SF	5.20	5.20	100	2022	2022	3	100	4,118	
										</

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			219,362
TOTAL MARKET OB/XF VALUE			4,118
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			288,480
SOH/AGL Deduction			72,608
ASSESSED VALUE			215,872
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			165,872
TOTAL JUST VALUE			288,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,513

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	SALE PRICE
2613/1169	1/10/2023	SW	Q	I	02	354,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STANSKI MAUREEN & S						
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 N26 W11 S6 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N6 E11 N44 \$.									