LOT 239
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

STRYCHARZ ABIR & PATRICK
75125 CHICORY CT
YULEE, FL 32097

2024

10-2N-26-2010-0239-0000

BUILDING CHARACTERISTICS

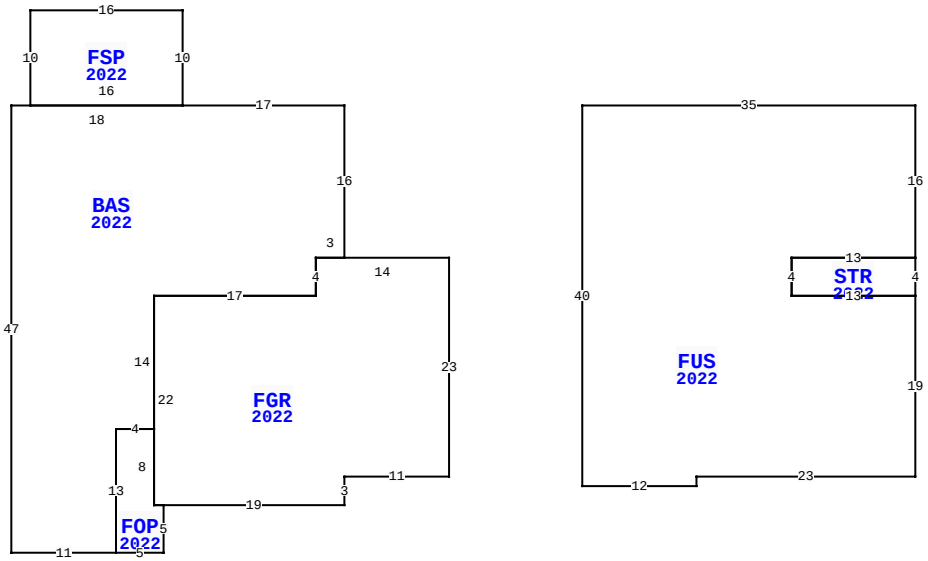
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,041	100	1,041	107,088
FGR	705	55	388	39,914
FOP	57	30	17	1,749
FSP	160	40	64	6,584
FUS	1,325	100	1,325	136,303
STR	52	10	5	514
TOTALS	3,340		2,840	292,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	108.2880	102.87	292,151	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2366 HX Base Yr 2023



75125 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		292,151
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,327
SOH/AGL Deduction		45,638
ASSESSED VALUE		315,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,689
TOTAL JUST VALUE		361,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2115212	CO ISSUED	0	12/28/2022
21015212	NEW CONSTR	402,119	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/0984	12/30/2022	SW	Q	I	01	478,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STRYCHARZ ABIR & PA						
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] W17 FSP=[YR=2022] N10 W16 S10 E16$ W18 S47 E11 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E19 N3 E11 N23 W14 S4 W17 S22 E1$ W1 N8 W4 S13$ N13 E4 N14 E17 N4 E3 N16$ PTR= E25 FUS=[YR=2022] E35 S16 STR=[YR=2022] S4 W13 N4 E13$ W13 S4 E13 S19 W23 S1 W12 N40$ W25$.

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	0812	CONCRETE C	0	100	0	0	1,044.00	SF	4.00	4.00	100	2022	2022	3	100	4,176	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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	100		PUD	66.00	118.00	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 08/06/2024 BY SYS