LOT 245
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

RODRIGUEZ JUAN M/RESTREPO LORENA
75110 CHICORY CT
YULEE, FL 32097

2024

10-2N-26-2010-0245-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

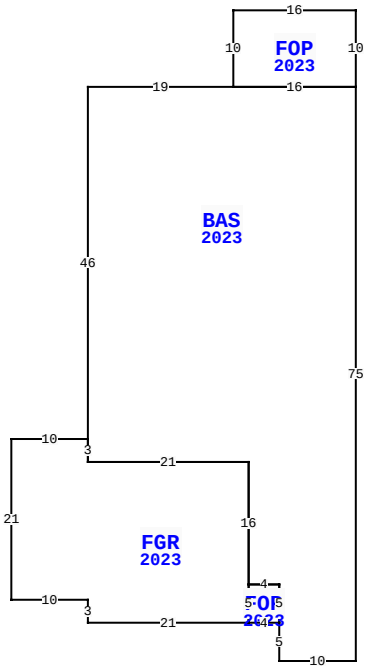
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	211,995
FGR	651	55	358	37,221
FOP	20	30	6	624
FOP	160	30	48	4,991
TOTALS	2,870		2,451	254,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	109.4400	103.97	254,830	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2039 HX Base Yr 2024



75110 CHICORY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,830
TOTAL MARKET OB/XF VALUE		5,748
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,578
SOH/AGL Deduction		0
ASSESSED VALUE		325,578
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,578
TOTAL JUST VALUE		325,578
NCON VALUE		260,578
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008990	CO ISSUED	0	01/24/2023
21008990	NEW CONSTR	348,025	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1717	1/25/2023	SW	Q	I	01	480,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ JUAN M &						
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=2023;ORIG=56,10] W16 W19 S46 S3 E21 S16 E4 S5 S5 E10 N75 $
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W21 N3 W10 N21 E10 S3 $
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 $
FOP=[YR=2023;ORIG=42,75] E4 S5 W4 N5 $
.

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	1,437.00	SF	4.00	4.00	100	2024	2023		100	5,748	

LAND DESCRIPTION

TOTAL OB/XF 5,748

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	79.00	155.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/06/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS