

LOT 519
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

WHEELER WILLIAM/WHELLER KAYLIE
 75169 CHELSEA GARDEN LN
 YULEE, FL 32097

2024

10-2N-26-2010-0519-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2024		253,148	2023	2023	0	0	0.00	100.00	

Heated Area: 2075 HX Base Yr 2024

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	1,128	100	1,128	119,929
FGR	449	55	247	26,261
FOP	81	30	24	2,552
FOP	117	30	35	3,721
FUS	947	100	947	100,685
TOTALS	2,722		2,381	253,148

EXTRA FEATURES																
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	1,052.00	SF	4.00	4.00	100	2024	2023		100	4,208	

75169 CHELSEA GARDEN LN, 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			253,148
TOTAL MARKET OB/XF VALUE			4,208
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			322,356
SOH/AGL Deduction			0
ASSESSED VALUE			322,356
TOTAL EXEMPTION VALUE	HX HB AM		85,817
BASE TAXABLE VALUE			236,539
TOTAL JUST VALUE			322,356
NCON VALUE			257,356
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02355	CO		09/11/2023
B2302355	NEW CONSTR	334,689	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/1811	9/15/2023	WD	Q	I	01	366,500

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: WHEELER WILLIAM
 2572/1294 6/21/2022 SW Q V 05 2,560,000
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S9 S1 W17 N41 \$												
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 \$												
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 \$												
FOP=[YR=2024;ORIG=70,59] S9 W13 N9 E13 \$												
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								