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

**STRYCHARZ ABIR & PATRICK**
75125 CHICORY CT
YULEE, FL 32097

**2025**

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

## BUILDING CHARACTERISTICS

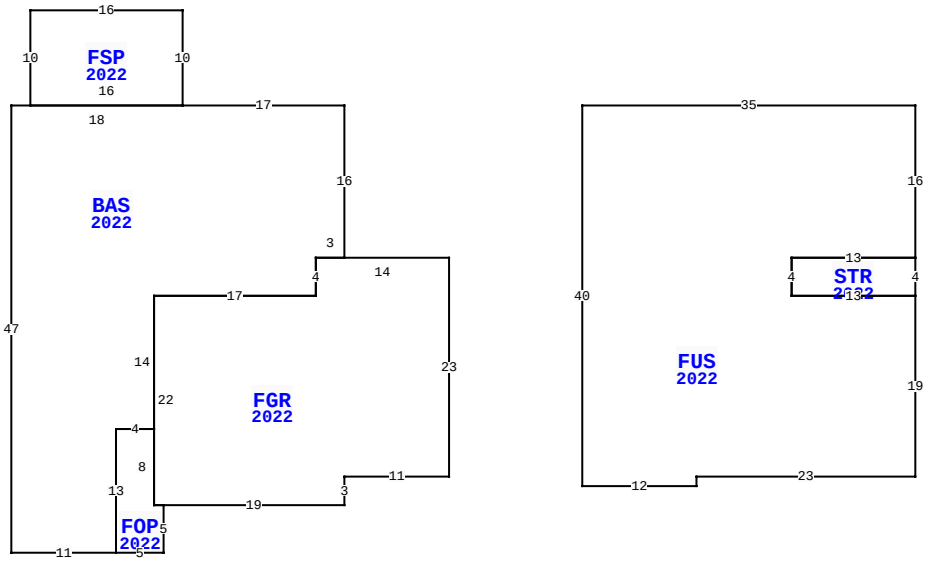
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 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 | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,041 | 100 | 2022 | 1,041 | 117,770 |
| FGR | 705 | 55 | 2022 | 388 | 43,895 |
| FOP | 57 | 30 | 2022 | 17 | 1,923 |
| FSP | 160 | 40 | 2022 | 64 | 7,241 |
| FUS | 1,325 | 100 | 2022 | 1,325 | 149,900 |
| STR | 52 | 10 | 2022 | 5 | 566 |
| TOTALS | 3,340 | | | 2,840 | 321,293 |

## 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 | 113.7024 | 113.70 | 322,908 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

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 | | 321,293 |
| TOTAL MARKET OB/XF VALUE | | 4,134 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 390,427 |
| SOH/AGL Deduction | | 65,583 |
| ASSESSED VALUE | | 324,844 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 274,122 |
| TOTAL JUST VALUE | | 390,427 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 361,327 |

| 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 | 99 | 4,134 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,134

| 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 | RES NATURAL | 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 07/30/2025 BY SYS