LOT 241
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

BASS DAVID CHARLES & KIMBERLY LOIS
75145 CHICORY CT
YULEE, FL 32097

2025

10-2N-26-2010-0241-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

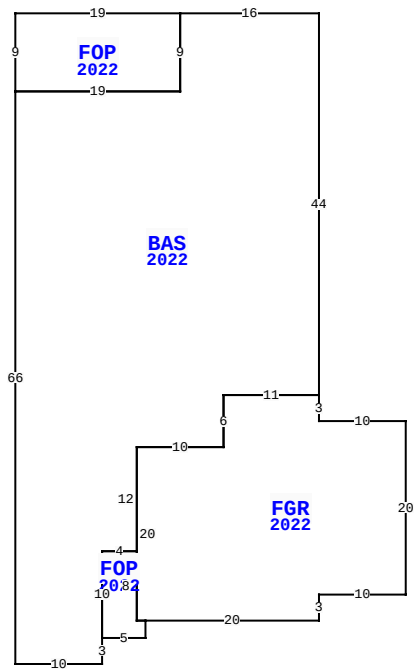
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2022	1,811	202,106
FGR	686	55	2022	377	42,073
FOP	42	30	2022	13	1,451
FOP	171	30	2022	51	5,691
TOTALS	2,710			2,252	251,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	112.1610	112.16	252,584	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1811 HX Base Yr 2025



75145 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		251,321
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		321,160
SOH/AGL Deduction		81,027
ASSESSED VALUE		240,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,411
TOTAL JUST VALUE		321,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015207	CO ISSUED	0	01/19/2023
21015207	NEW CONSTR	317,005	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1972	1/19/2023	SW	Q	I	01	425,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BASS DAVID CHARLES						
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 N3 E10 N20 W10 N3 W11 S6 W10 S20 E1$ W1 N8 W4 S10$ N10 E4 N12 E10 N6 E11 N44$.

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	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	2022	2022	3	99	4,839	

LAND DESCRIPTION

TOTAL OB/XF 4,839

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	69.00	116.00	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