LOT 242
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

CLARK DREW ARTHUR & NEYDA YULIETH
75140 CHICORY CT
YULEE, FL 32097

2025

10-2N-26-2010-0242-0000

BUILDING CHARACTERISTICS

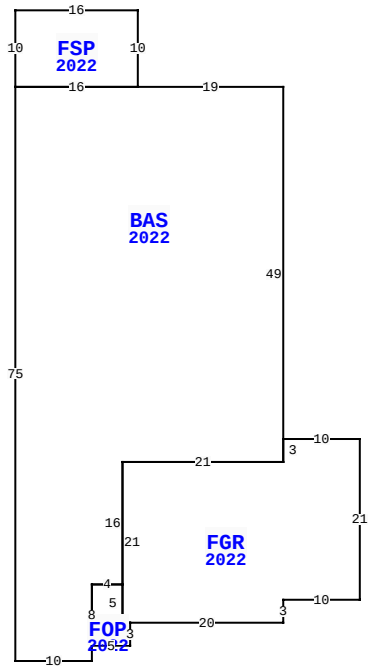
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,039	100	2022	2,039	232,810
FGR	651	55	2022	358	40,876
FOP	35	30	2022	10	1,142
FSP	160	40	2022	64	7,308
TOTALS	2,885			2,471	282,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	114.8112	114.81	283,696	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2039 HX Base Yr 2023



75140 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		282,136
TOTAL MARKET OB/XF VALUE		4,186
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,322
SOH/AGL Deduction		19,513
ASSESSED VALUE		331,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,087
TOTAL JUST VALUE		351,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015138	CO ISSUED	0	09/27/2022
21015138	NEW CONSTR	348,504	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0958	9/30/2022	SW	Q	I	01	432,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLARK DREW ARTHUR &						
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] W19 FSP=[YR=2022] N10 W16 S10 E16$ W16 S75 E10 N2 FOP=[YR=2022] E5 N3 FGR=[YR=2022] E20 N3 E10 N21 W10 S3 W21 S21 E1$ W1 N5 W4 S8$ N8 E4 N16 E21 N49$.

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	1,057.00	SF	4.00	4.00	100	2022	2022	3	99	4,186	

LAND DESCRIPTION

TOTAL OB/XF 4,186

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	70.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/19/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS