LOT 244
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

WINDHAM JEFFERSON W & CIERRA
75120 CHICORY CT
YULEE, FL 32097

2025

10-2N-26-2010-0244-0000

BUILDING CHARACTERISTICS

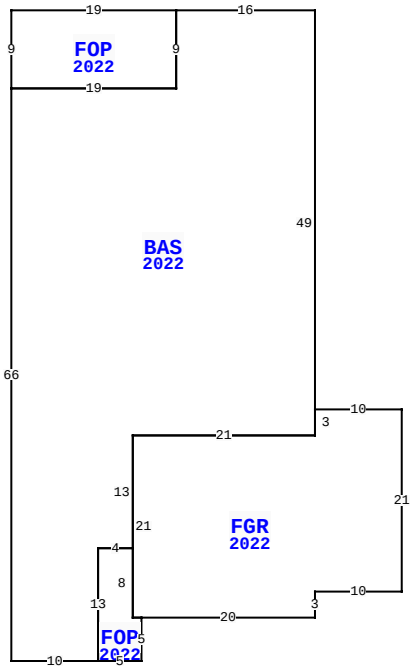
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,856	100	2022	1,856	214,737
FGR	651	55	2022	358	41,420
FOP	57	30	2022	17	1,967
FOP	171	30	2022	51	5,900
TOTALS	2,735			2,282	264,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	116.2770	116.28	265,351	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



75120 CHICORY CT, YULEE

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

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	922.00	SF	5.20	5.20	100	2022	2022	3	99	4,746	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,024
TOTAL MARKET OB/XF VALUE		4,746
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,770
SOH/AGL Deduction		18,080
ASSESSED VALUE		315,690
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		259,968
TOTAL JUST VALUE		333,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009655	CO ISSUED	0	08/01/2022
21009655	NEW CONSTR	323,173	09/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1020	8/31/2022	SW	Q	I	01	418,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WINDHAM JEFFERSON W						
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 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N3 E10 N21 W10 S3 W21 S21 E1$ W1 N8 W4 S13$ N13 E4 N13 E21 N49$.

LAND DESCRIPTION

TOTAL OB/XF 4,746

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	62.00	122.00	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