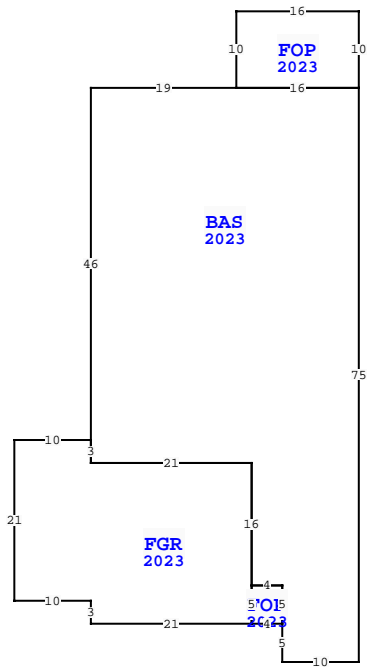




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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
BAS	2,039	100	2023
FGR	651	55	2023
FOP	20	30	2023
FOP	160	30	2023
TOTALS	2,870		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,451	114.9120	114.91	281,644	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024			Heated Area: 2039			HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,644	
TOTAL MARKET OB/XF VALUE		5,748	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		352,392	
SOH/AGL Deduction		17,372	
ASSESSED VALUE		335,020	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		284,298	
TOTAL JUST VALUE		352,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008990	CO ISSUED	0	01/24/2023
21008990	NEW CONSTR	348,025	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1717	1/25/2023	SW Q	Q	I	01	480,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ JUAN M &						
2451/0757	4/07/2021	SW Q	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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	0			4.00	100	2024	2023		100	5,748	

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

BUILDING NOTES	
75110 CHICORY CT, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=56,10] W16 W19 S46 S3 E21 S16 E4 S5 S5 E10 N75 \$	
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W21 N3 W10 N21 E10 S3 \$	
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 \$	
FOP=[YR=2023;ORIG=42,75] E4 S5 W4 N5 \$	

LAND DESCRIPTION																								
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	000135	C	RES NATURAL	100		PUD	79.00	155.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							