

LOT 511
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

HOOVER JOSEPH WALTER & PATRICIA JACOBS L/E/
 75241 CHELSEA GARDEN LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0511-0000

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 Floor	11	CLAY TILE 50
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,118	117.8205	117.82	249,543	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 1848	HX Base Yr 2024

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

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	1,848	100	2024	1,848	217,731
FGR	419	55	2024	230	27,099
FOP	35	30	2024	10	1,178
FOP	72	30	2024	22	2,592
FST	15	55	2024	8	943
TOTALS	2,389			2,118	249,543

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	0811	CONCRETE B	0	100	0	677.00	SF	5.20	5.20	100	2024	2023		100	3,520	

75241 CHELSEA GARDEN LN, YULEE											
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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	000100	C	RES	100		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

TOTAL OB/XF												3,520
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		249,543		
TOTAL MARKET OB/XF VALUE		3,520		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		318,063		
SOH/AGL Deduction		113,318		
ASSESSED VALUE		204,745		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		154,023		
TOTAL JUST VALUE		318,063		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		294,299		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004760	CO ISSUED	0	03/01/2023
22009836	NEW CONSTR	297,388	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1162	2/27/2024	LE	U	I	11	100
GRANTOR: HOOVER JOSEPH & PATRI						
GRANTEE: DISPENNETTE KIRSTA						
2646/58	5/23/2023	WD	Q	I	01	323,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOOVER JOSEPH WALTE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64
W14 S3 W5 N3 N11 W2 \$
FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$
FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$
FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$
FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$