LOT 239
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

STRYCHARZ ABIR & PATRICK
75125 CHICORY CT
YULEE, FL 32097

2026

10-2N-26-2010-0239-0000

BUILDING CHARACTERISTICS

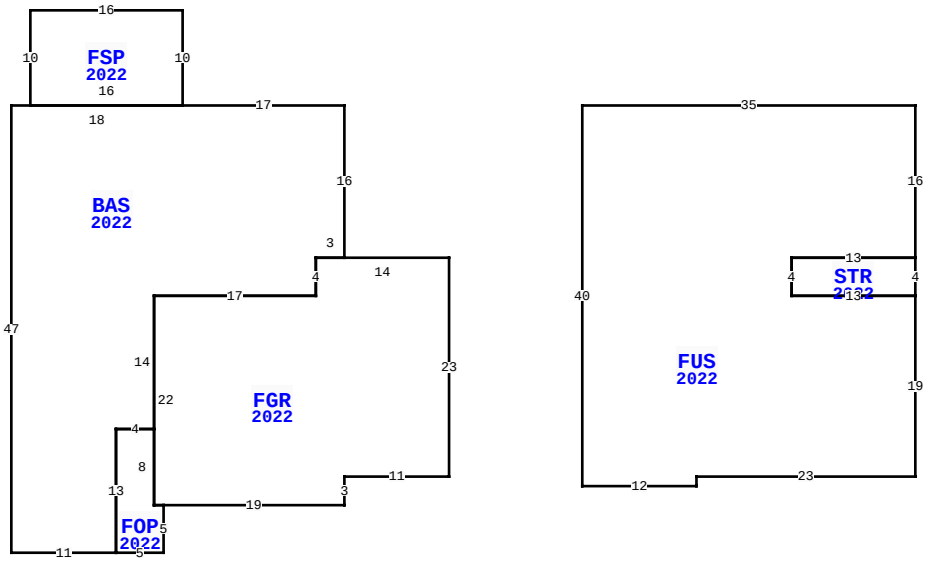
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,041	100	2022	1,041	117,178
FGR	705	55	2022	388	43,675
FOP	57	30	2022	17	1,914
FSP	160	40	2022	64	7,204
FUS	1,325	100	2022	1,325	149,146
STR	52	10	2022	5	563
TOTALS	3,340			2,840	319,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	108.2880	113.70	322,908	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2366 HX Base Yr 2023



75125 CHICORY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		386,679
SOH/AGL Deduction		53,064
ASSESSED VALUE		333,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,204
TOTAL JUST VALUE		386,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2115212	CO ISSUED	0	12/28/2022
21015212	NEW CONSTR	402,119	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/0984	12/30/2022	SW	Q	I	01	478,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STRYCHARZ ABIR & PA						
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] W17 FSP=[YR=2022] N10 W16 S10 E16$ W18 S47 E11 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E19 N3 E11 N23 W14 S4 W17 S22 E1$ W1 N8 W4 S13$ N13 E4 N14 E17 N4 E3 N16$ PTR= E25 FUS=[YR=2022] E35 S16 STR=[YR=2022] S4 W13 N4 E13$ W13 S4 E13 S19 W23 S1 W12 N40$ W25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	66.00	118.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS