LOT 245
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

RODRIGUEZ JUAN M/RESTREPO LORENA
75110 CHICORY CT
YULEE, FL 32097

2026

10-2N-26-2010-0245-0000

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 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	03	Quality Level 03

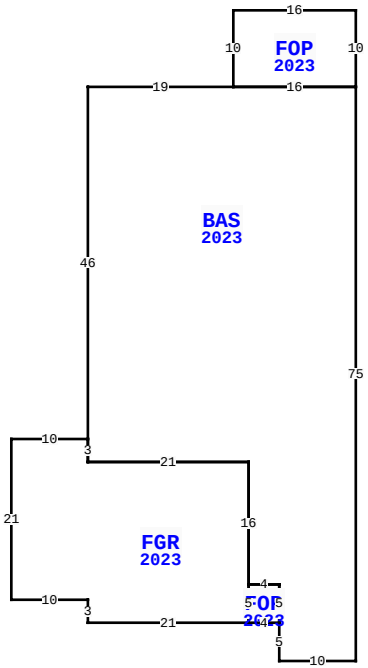
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	233,129
FGR	651	55	2023	358	40,932
FOP	20	30	2023	6	686
FOP	160	30	2023	48	5,488
TOTALS	2,870			2,451	280,236

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	109.4400	114.91	281,644	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2039 HX Base Yr 2024



75110 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		280,236
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		347,236
SOH/AGL Deduction		3,170
ASSESSED VALUE		344,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,655
TOTAL JUST VALUE		347,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,392

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	I	01	480,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ JUAN M &						
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=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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	79.00	155.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/06/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS