

LOT 287
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

LENNAR HOMES LLC
7411 FULLERTON STREET, SUITE 220
JACKSONVILLE, FL 32256

2023

10-2N-26-2010-0287-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	524	110	576	56,742
BAS	2,126	100	2,126	209,432
FOP	186	30	56	5,517
FSP	160	40	64	6,305
TOTALS	2,996		2,822	277,995

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,822	109.1520	98.51	277,995	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 2650 HX Base Yr											

75300 PONDSIDE LN, YULEE									XF DATE		LAND DATE			
									INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
228.00	SF	10.00	10.00	100	2022	2022	3	100	2,280					

LAND DESCRIPTION												TOTAL OB/XF				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	0		PUD	47.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00
REVIEW DATE 12/13/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			277,995		
TOTAL MARKET OB/XF VALUE			2,280		
TOTAL LAND VALUE - MARKET			65,000		
TOTAL MARKET VALUE			345,275		
SOH/AGL Deduction			0		
ASSESSED VALUE			345,275		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			345,275		
TOTAL JUST VALUE			345,275		
NCON VALUE			280,275		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003086	NEW CONSTR	357,237	02/24/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2512/0731	11/03/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES					

BUILDING DIMENSIONS					
FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 AOF=[YR=2022] S25 E21 FOP=[YR=2022] S4 E19 N9 W13 N4 W5 S9 W1\$ E1 N12 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64 W16\$ E16 N10\$.					