LOT 289
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

KOHN JOSEPH L
10196 SWEETBAY COURT
PARKLAND, FL 33076

2023

10-2N-26-2010-0289-0000

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	11	CLAY TILE 50
Interior Floo	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

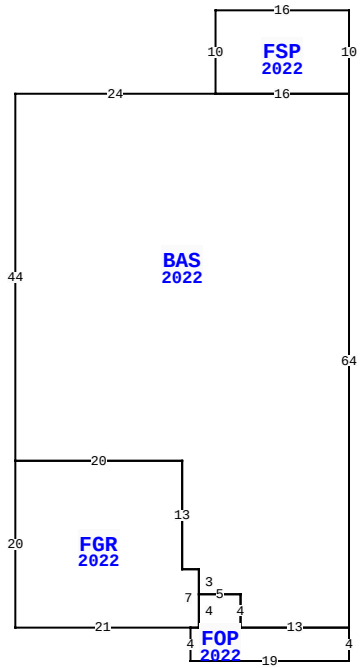
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	213,429
FGR	414	55	228	22,889
FOP	96	30	29	2,911
FSP	160	40	64	6,425
TOTALS	2,796		2,447	245,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	111.2300	100.39	245,654	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2126 HX Base Yr



75276 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,654
TOTAL MARKET OB/XF VALUE	5,680
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	316,334
SOH/AGL Deduction	0
ASSESSED VALUE	316,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,334
TOTAL JUST VALUE	316,334
NCON VALUE	251,334
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003973	CO ISSUED	0	11/17/2022
22003973	NEW CONSTR	347,865	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2609/0468	12/16/2022	SW	Q	I	01	351,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KOHN JOSEPH L						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S4 E19 N4 W13 N4 W5 S4 W1$E1 N7 W2 N13 W20$ E20 S13 E2 S3 E5 S4 E13 N64 W16$ E16 N10$.

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
1	0855	CONC PAVER	0	0	0	0	568.00	SF	10.00	10.00	100	2022	2022	3	100	5,680	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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	SFR CNSVTN	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/12/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS