LOT 295
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

ASHCROFT DANA J & KEVIN MICHAEL
75228 PONDSIDE LANE
YULEE, FL 32097

2023

10-2N-26-2010-0295-0000

BUILDING CHARACTERISTICS

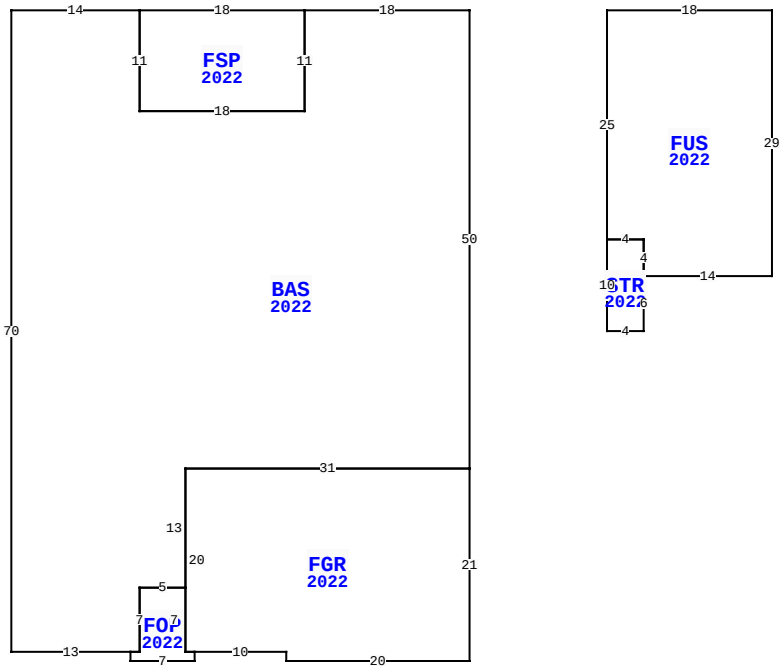
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,647	100	2,647	260,809
FGR	640	55	352	34,683
FOP	42	30	13	1,281
FSP	198	40	79	7,784
FUS	506	100	506	49,856
STR	40	10	4	394
TOTALS	4,073		3,601	354,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,601	109.1700	98.53	354,807	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3153 HX Base Yr 2023



75228 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,807
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		428,107
SOH/AGL Deduction		129,203
ASSESSED VALUE		298,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,904
TOTAL JUST VALUE		428,107
NCON VALUE		363,107
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001119	CO ISSUED	0	10/26/2022
22001119	NEW CONSTR	512,445	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1866	10/28/2022	SW	Q	I	02	551,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ASHCROFT DANA JOHNS						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S1 E7 N1 FGR=[YR=2022] E10 S1 E20 N21 W31 S20 E1$ W1 N7 W5 S7 W1$ E1 N7 E5 N13 E31 N50$ PTR= E15 FUS=[YR=2022] E18 S29 W14 STR=[YR=2022] S6 W4 N10 E4 S4$ N4 W4 N25$ W15$.

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	100	0	0	830.00	SF	10.00	10.00	100	2022	2022	3	100	8,300	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	100		PUD	60.00	125.00	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