

LOT 296
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

ARENA MICHAEL CHARLES/RACHELS NANCY JEAN
75220 PONDSIDE LN
YULEE, FL 32097

2023

10-2N-26-2010-0296-0000



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		4 100
Bathrooms		3 100
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
BAS	2,298	100
FGR	586	55
FOP	25	30
FSP	150	40
TOTALS	3,059	2,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,688	111.8400	100.94	271,327	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2298 HX Base Yr 2023											
75220 PONDSIDE LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	231,960
FGR	586	55	322	32,503
FOP	25	30	8	808
FSP	150	40	60	6,056
TOTALS	3,059		2,688	271,327

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	837.00	SF	10.00	10.00	100	2022
2	0462	ST/AL FNC	0 100	132	0	660.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2022	3	100	8,370	
2022	3	100	6,600	
2022	3	100	600	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	125.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,327	
TOTAL MARKET OB/XF VALUE		15,570	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		351,897	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,897	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		301,897	
TOTAL JUST VALUE		351,897	
NCON VALUE		286,897	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001118	CO ISSUED	0	10/25/2022
22001118	NEW CONSTR	376,981	01/19/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/0207	10/31/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: ARENA MICHAEL CHARL					
2512/0731	11/03/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S10 E15 N10\$ S10 W15 N10 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W5 N1 W24\$ E24 S1 E5 S10 E5 S10 E13 N66\$.											