

LOT 298
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

BATISTE KELLY A & DWIGHT O
75204 PONDSIDE LN
YULEE, FL 32097

2023

10-2N-26-2010-0298-0000



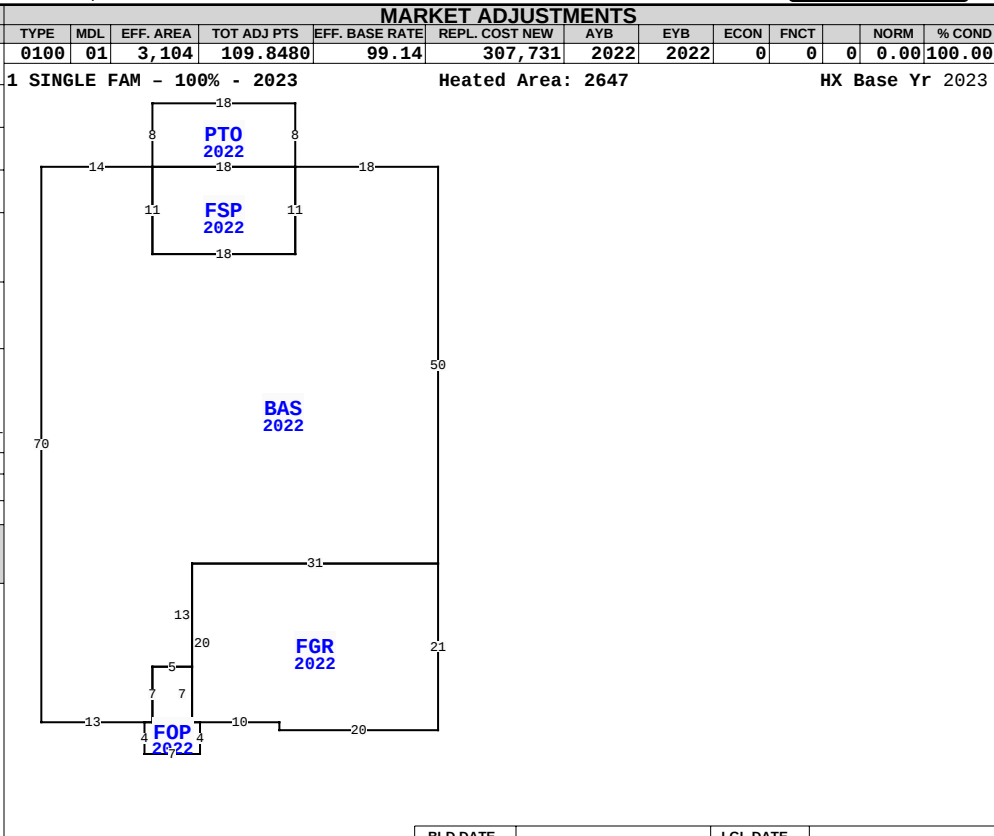
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,647	100	2,647	262,424
FGR	640	55	352	34,897
FOP	63	30	19	1,884
FSP	198	40	79	7,832
PTO	144	5	7	694
TOTALS	3,692		3,104	307,731

TOTALS		3,692				3,104		307,731	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0855	CONC PAVER	0	100	20	5			
3	0462	ST/AL FNC	0	100	120	0			
4	0463	FENCE GATE	0	100	0	0			

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D							
1	000135	C	SFR	CNSVTN	100								



75204 PONDSIDE LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					307,731				
TOTAL MARKET OB/XF VALUE					15,850				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					388,581				
SOH/AGL Deduction					0				
ASSESSED VALUE					388,581				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					338,581				
TOTAL JUST VALUE					388,581				
NCON VALUE					323,581				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001116	CO ISSUED	0	10/20/2022
22001116	NEW CONSTR	439,410	01/19/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/1939	10/26/2022	SW	Q	I	02	470,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: BATISTE KELLY ARLEN							
2512/0731	11/03/2021	SW	Q	V	05	1,808,100	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W18 PTO=[YR=2022] N8 W18 S8 E18\$ FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E10 S1 E20 N21 W31 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E31 N50 \$.									