

LOT 318
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

MACERI RONALD PETER & DEBRA ANN
 75213 PONDSIDE LANE
 YULEE, FL 32097

2023

10-2N-26-2010-0318-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
														Tax Group: 4		Tax Dist:		C2204215		CO		381,531		05/15/2023					
														BUILDING MARKET VALUE				22004215		NEW CONSTR		381,531		03/17/2022					
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
DOR CODE										0000 VACANT																			
MAP NUM																				05									
NEIGHBORHOOD/LOC										5020.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75213 PONDSIDE LN, YULEE																			
L N	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													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	0		PUD	60.00	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									

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2204215	CO		05/15/2023
22004215	NEW CONSTR	381,531	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1147	5/22/2023	SW	Q	I	01	390,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MACERI RONALD PETER						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	