

LOT 319
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

MORGAN MITCHELL LEE & DEBRA LYNN
 75221 PONDSIDE LN
 YULEE, FL 32097

2023

10-2N-26-2010-0319-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						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									
DOR CODE		0000 VACANT																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																				C2205172	CO		04/17/2023								
NEIGHBORHOOD/LOC		5020.00																		22005172	NEW CONSTR	439,081	04/04/2022								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA													
																		OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE								
																		2633/1028	4/25/2023	SW Q	Q / I /	01	461,300								
TOTALS																				GRANTOR: LENNAR HOMES LLC											
EXTRA FEATURES		75221 PONDSIDE LN, YULEE																		GRANTEE: MORGAN MITCHELL LEE											
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	GRANTOR: THREE RIVERS DEVELOPE														
																	GRANTEE: LENNAR HOMES LLC														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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	DPHT 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																															