

LOT 323
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

KERSTEN CHARLES WILLIAM JR & JO ANN
 75253 PONDSIDE LANE
 YULEE, FL 32097

2023

10-2N-26-2010-0323-0000



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:		C2214089		CO		368,947		04/17/2023																							
														BUILDING MARKET VALUE				B2214089		NEW CONSTR		368,947		09/15/2022																							
														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																MKT AREA		05																													
NEIGHBORHOOD/LOC														5020.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
TOTALS																																															
EXTRA FEATURES														75253 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		DPTH 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			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/643	4/27/2023	SW	Q	I	01	389,200	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: KERSTEN CHARLES WIL							
2568/1250	6/06/2022	SW	Q	V	05	1,193,100	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES	

BUILDING DIMENSIONS	