

LOT 333
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

BUOMPASTORE DOMINIC STEVEN ET AL/O'CONNOR-BROMPAST
 75495 PONDSIDE LANE
 YULEE, FL 32097

2023

10-2N-26-2010-0333-0000

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 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 C2211548 CO 05/08/2023 B2211548 NEW CONSTR 427,484 07/27/2022									
MAP NUM MKT AREA 05																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / CD PRICE 2638/1757 5/12/2023 SW Q I 01 434,800 GRANTOR: LENNAR HOMES LLC GRANTEE: BUOMPASTORE DOMINIC 2568/1250 6/06/2022 SW Q V 05 1,193,100 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC									
NEIGHBORHOOD/LOC 5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75495 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														
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
																BUILDING NOTES													
																BUILDING DIMENSIONS													
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	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	61.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE 04/25/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													