

LOT 335
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

LOSITO FAMILY REVOCABLE LIVING TRUST/LOSITO PAUL T
 75511 PONDSIDE LN
 YULEE, FL 32097

2023

10-2N-26-2010-0335-0000



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											
																				PERMIT NUM DESCRIPTION AMT ISSUED C2203228 CO 04/18/2023 22003228 NEW CONSTR 331,441 02/28/2022											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2633/1591 4/26/2023 SW Q I 01 380,000 GRANTOR: LENNAR HOMES LLC GRANTEE: THE LOSITO FAMILY R 2541/0731 2/18/2022 SW Q V 05 3,603,900 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC											
DOR CODE 0000 VACANT										TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
MAP NUM										75511 PONDSIDE LN, YULEE										BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC 5020.00										AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																					
EXTRA FEATURES										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 DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR											
1 000134 C SFR POND 0 PUD 50.00 120.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000																															
REVIEW DATE 12/13/2022 BY KW										Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000										PRINTED 08/02/2023 BY SYS											