LOT 340
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MACBETH JOSHUA B & SUSAN M
75551 PONDISDE LANE
YULEE, FL 32097

2023

10-2N-26-2010-0340-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

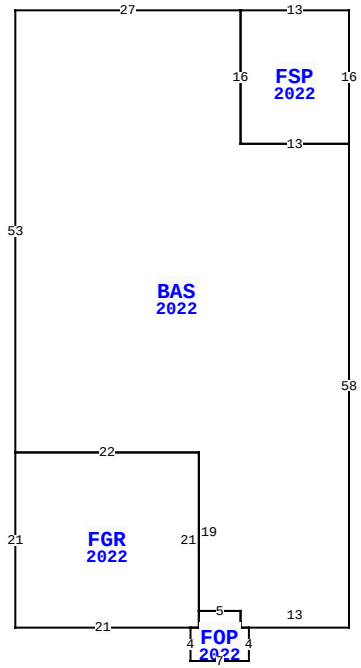
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	226,176
FGR	462	55	254	25,197
FOP	38	30	11	1,091
FSP	208	40	83	8,234
TOTALS	2,988		2,628	260,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	109.9200	99.20	260,698	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2280 HX Base Yr



75551 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,698
TOTAL MARKET OB/XF VALUE	5,900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,598
SOH/AGL Deduction	0
ASSESSED VALUE	331,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,598
TOTAL JUST VALUE	331,598
NCON VALUE	266,598
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015921	CO ISSUED	0	10/30/2022
21015921	NEW CONSTR	374,368	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2588/0323	8/31/2022	SW	Q	I	01	416,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MACBETH JOSHUA BENN						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W13 BAS=[YR=2022] W27 S53 FGR=[YR=2022] S21 E21 FOP=[YR=2022] S4 E7 N4 W1 N2 W5 S2 W1$ E1 N21 W22$ E22 S19 E5 S2 E13 N58 W13 N16$ S16 E13 N16$.

EXTRA FEATURES

LN	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
1	0855	CONC PAVER	0	0	0	0	590.00	SF	10.00	10.00	100	2022	2022	3	100	5,900	

LAND DESCRIPTION

TOTAL OB/XF 5,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/11/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS