

LOT 354  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

GENTRY REDGIE & PATRICIA GAYLE  
 75500 PONDSIDE LANE  
 YULEE, FL 32097

2023

10-2N-26-2010-0354-0000



| 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<br>Tax Group: 4 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 65,000<br>TOTAL MARKET VALUE 65,000<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 65,000<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 65,000<br>TOTAL JUST VALUE 65,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 65,000 |         |             |        |         |                 |                |   |                             |      |  |      |     |    |        |  |  |  |  |  |
| DOR CODE 0000 VACANT   |                  |             |                      |                      |             |                |                |        |                |  |         |             |        |         |                 |                |   |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>22003772 CO ISSUED 0 02/22/2023<br>22003772 NEW CONSTR 331,441 03/09/2022   |      |     |    |        |  |  |  |  |  |
| MAP NUM MKT AREA 05  |                  |             |                      |                      |             |                |                |        |                |  |         |             |        |         |                 |                |   |                             |      | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE<br>2621/0421 2/23/2023 SW Q I 01 382,600<br>GRANTOR: LENNAR HOMES LLC<br>GRANTEE: GENTRY REDGIE & PAT<br>2541/0731 2/18/2022 SW Q V 05 3,603,900<br>GRANTOR: THREE RIVERS DEVELOPE<br>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   |                  |             |                      |                      |             |                |                |        |                | 75500 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<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>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     | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1  | 000135           | C           | SFR CNSVTN           | 0                    |             | PUD            | 55.00          | 120.00 | 1.00           | LT   |         | 1.00        | 1.00   | 1.00    | 65,000.00       | 65,000.00      | 65,000  |                             |      |  |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 12/15/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS |                  |             |                      |                      |             |                |                |        |                |  |         |             |        |         |                 |                |   |                             |      |  |      |     |    |        |  |  |  |  |  |