

LOT 355  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

LENNAR HOMES LLC  
 7411 FULLERTON STREET, SUITE 220  
 JACKSONVILLE, FL 32256

2023

10-2N-26-2010-0355-0000



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														
															TOTAL MARKET OB/XF VALUE														
															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						0								
															PREVIOUS YEAR MKT VALUE						65,000								
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										75484 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	D T	DPH 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 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005739	NEW CONSTR	378,325	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0731	11/03/2021	SW Q	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									

BUILDING DIMENSIONS									