

LOT 358  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

BURKE WILLIAM SCOTT  
 75460 PONDISIDE LANE  
 YULEE, FL 32097

2023

10-2N-26-2010-0358-0000



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																																					
																					STANDARD																																						
																				VALUATION BY										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									
																				22006547										CO ISSUED										0										03/17/2023									
																				22006547										NEW CONSTR										331,441										04/26/2022									
																				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										75460 PONDISIDE LN, YULEE																													
																				BLD DATE																				LGL DATE																			
																				XF DATE																				LAND DATE																			
																				INC DATE																				AG DATE																			
L	OB/XF	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																																			
N	CODE																																																										
																				LAND DESCRIPTION										TOTAL OB/XF										0																			
L	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																									
N																																																											
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									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006547	CO ISSUED	0	03/17/2023
22006547	NEW CONSTR	331,441	04/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1666	3/30/2023	SW	Q	I	01	360,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BURKE WILLIAM SCOTT						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS