

LOT 362  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

KIDD LAURA J FAMILY TRUST/KIDD LAURA J TRUSTEE  
 75428 PONDSIDE LANE  
 YULEE, FL 32097

2023

10-2N-26-2010-0362-0000



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 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																			
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED 22004275 CO ISSUED 0 02/22/2023 22004275 NEW CONSTR 387,796 03/28/2022									
MAP NUM MKT AREA 05																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2621/1328 2/24/2023 SW Q I 01 372,500 GRANTOR: LENNAR HOMES LLC GRANTEE: KIDD LAURA J FAMILY 2541/0731 2/18/2022 SW Q V 05 3,603,900 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC									
NEIGHBORHOOD/LOC 5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										75428 PONDSIDE LN, YULEE																			
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
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													
																	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	DPHT 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	50.00	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																													