

LOT 363
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

LU KIM PHUNG
 75420 PONDSIDE LANE
 YULEE, FL 32097

2023

10-2N-26-2010-0363-0000



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		0													
														PREVIOUS YEAR MKT VALUE		65,000													
DOR CODE		0000		VACANT										PERMIT NUM		DESCRIPTION		AMT		ISSUED									
MAP NUM				MKT AREA		05										22005559		CO ISSUED		0		02/27/2023							
NEIGHBORHOOD/LOC		5020.00														22005559		NEW CONSTR		375,554		04/11/2022							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75420 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	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	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																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2622/1497	2/28/2023	SW	Q	I	01	407,100			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: LU KIM PHUNG									
2541/0731	2/18/2022	SW	Q	V	05	3,603,900			
GRANTOR: THREE RIVERS DEVELOPE									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES									

BUILDING DIMENSIONS									