

LOT 378  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

ANDERSON MOIRA & ALFRED  
 75388 PONDSIDE LANE  
 YULEE, FL 32097

2023

10-2N-26-2010-0378-0000



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									
																						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					
MAP NUM		MKT AREA								05												22006740		CO ISSUED		0		03/15/2023			
NEIGHBORHOOD/LOC		5020.00																		22006740		NEW CONSTR		290,016		04/29/2022					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2628/1692 3/30/2023 SW Q I 02 438,000 GRANTOR: LENNAR HOMES LLC GRANTEE: ANDERSON MOIRA & AL 2541/0731 2/18/2022 SW Q V 05 3,603,900 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC															
TOTALS										75388 PONDSIDE LN, YULEE										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
EXTRA FEATURES																				BUILDING NOTES											
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 DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
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																															