

LOT 380
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

MAGAHEY RONALD ERNEST & BARBARA GAYLE
 75372 PONDSIDE LN
 YULEE, FL 32097

2023

10-2N-26-2010-0380-0000


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 Tax Group: 4 Tax Dist: STANDARD 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																													
MAP NUM		MKT AREA 05																													
NEIGHBORHOOD/LOC		5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				75372 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															
																	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	000134	C	SFR POND	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 04/25/2023 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
C2208845	CO		05/11/2023
B2208845	NEW CONSTR	331,441	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1048	5/05/2023	SW	Q	I	01	345,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAGAHEY RONALD ERNE						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS