



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			15,500																						
															TOTAL MARKET VALUE			15,500																						
															SOH/AGL Deduction			0																						
															ASSESSED VALUE			15,500																						
															TOTAL EXEMPTION VALUE			0																						
															BASE TAXABLE VALUE			15,500																						
															TOTAL JUST VALUE			15,500																						
															NCON VALUE			0																						
															INCOME VALUE			0																						
															PREVIOUS YEAR MKT VALUE			0																						
HTD 2267/ FGR 593/ FOP 174																																								
PERMIT NUM DESCRIPTION AMT ISSUED																																								
B2308170 SFR 424,632 06/26/2023																																								
SALES DATA																																								
OFF RECORD TYPE Q V RSN SALE																																								
Number DATE INST U / I / CD PRICE																																								
2648/1207 6/16/2023 SW Q V 05 2,368,000																																								
GRANTOR: THREE RIVERS DEVELOPE																																								
GRANTEE: LENNAR HOMES LLC																																								
BUILDING NOTES																																								
BUILDING DIMENSIONS																																								
TOTALS										75064 PONDSIDE LN, YULEE										BLD DATE								LGL DATE												
EXTRA FEATURES																				XF DATE								LAND DATE												
																				INC 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																								
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	000000	C	VAC RES	0		PUD			1.00	LT		1.00	1.00	1.00	15,500.00	15,500.00	15,500																							
REVIEW DATE 06/06/2023 BY DC Total Acres: 0.00 Total Land Value: 15,500 Market: 0 Agricultural: 0 Common: 15,500 PRINTED 08/02/2023 BY SYS																																								