LOT 409
TRIBUTARY PHASE 1A UNIT 5 OR 263

LENNAR HOMES LLC
7411 FULLERTON STREET SUITE 20
JACKSONVILLE, FL 32256

2023

10-2N-26-2010-0409-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

75056 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	

HTD 2654/ FGR 621/ FOP 274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307534	SFR	494,590	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/802	5/16/2023	SW	Q	V	05	2,352,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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