



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 PREVIOUS YEAR MKT VALUE HTD 2028/ FGR 423/ FOP 177											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED B2307323 SFR 373,430 06/07/2023											
MAP NUM		MKT AREA 05																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2640/802 5/16/2023 SW Q V 05 2,352,000 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC											
NEIGHBORHOOD/LOC		5020.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES 75623 PONDSIDE LN, YULEE 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															
																	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 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														