

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										VALUATION SUMMARY										PAGE 1 of 1									
CONSTRUCTION										STANDARD										4									
										VALUATION BY 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 2295/ FGR 441/ FOP 252									
DOR CODE 0000 VACANT										PERMIT NUM B2308297										DESCRIPTION SFR									
MAP NUM										AMT 421,807										ISSUED 06/28/2023									
NEIGHBORHOOD/LOC 5020.00										SALES DATA																			
AREA TYPE										OFF RECORD Number										DATE									
TOTAL GROSS AREA										TYPE INST										Q / V / RSN CD									
PCT OF BASE										6/16/2023										SW Q V 05									
TOT ADJ AREA										GRANTOR: THREE RIVERS DEVELOPE										SALE PRICE 2,368,000									
SUBAREA MARKET VALUE										GRANTEE: LENNAR HOMES LLC																			
TOTALS										BLD DATE										LGL DATE									
EXTRA FEATURES										XF DATE										LAND DATE									
75655 PONDSIDE LN, YULEE										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	BUILDING NOTES												
																	BUILDING DIMENSIONS												
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									