



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											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE 2648/1207 6/16/2023 SW Q V 05 2,368,000 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC											
MAP NUM		MKT AREA 05																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS																										
EXTRA FEATURES					75101 PONDSIDE LN, YULEE																										
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																
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE															
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																															