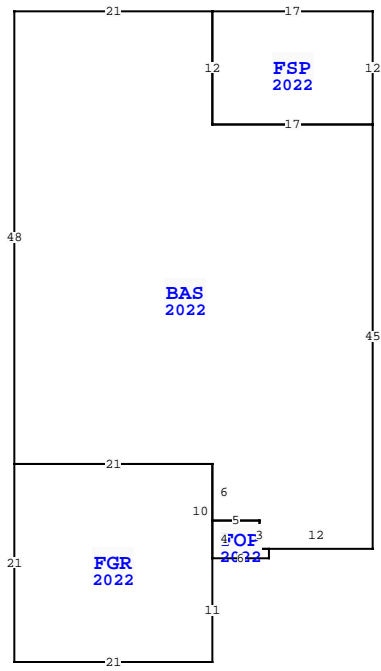


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	60	
Interior Floor	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	05	
NEIGHBORHOOD/LOC		5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	191,165
FGR	441	55	243	26,424
FOP	21	30	6	652
FSP	204	40	82	8,917
TOTALS	2,424		2,089	227,158

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,089	114.4640	108.74	227,158	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023										Heated Area: 1758	
										HX Base Yr 2023	



75268 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			227,158
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			298,358
SOH/AGL Deduction			6,503
ASSESSED VALUE			291,855
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			236,855
TOTAL JUST VALUE			298,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005473	CO ISSUED	0	11/23/2022
22005473	NEW CONSTR	290,195	04/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1221	11/23/2022	SW	Q	I	02	375,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: VICTOR NORMA						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W17 BAS=[YR=2022] W21 S48 FGR=[YR=2022] S21 E21 N11 FOP=[YR=2022] E6 N1 W1 N3 W5 S4\$ N10 W21\$ E21 S6 E5 S3 E12 N45 W17 N12\$ S12 E17 N12\$.	

EXTRA FEATURES																
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
1	0855	CONC PAVER	0	100	0	620.00	SF	10.00	10.00	100	2022	2022	3	100	6,200	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							