

LOT 293
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MURPHY PATRICK & JENNIFER LYNN
75244 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0293-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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		4 100
Bathrooms		3 100
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	2,647	100	2,647	270,206
FGR	640	55	352	35,932
FOP	63	30	19	1,940
FSP	198	40	79	8,064
PTO	252	5	13	1,327
TOTALS	3,800		3,110	317,469

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	910.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	125.00	1.00	LT	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,110	107.4560	102.08	317,469	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2647												
HX Base Yr 2023												

75244 PONDSIDE LN, YULEE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

TOTAL OB/XF												
9,100												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			317,469
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			391,569
SOH/AGL Deduction			4,590
ASSESSED VALUE			386,979
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			336,979
TOTAL JUST VALUE			391,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001149	CO ISSUED	0	10/26/2022
22001149	NEW CONSTR	439,410	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0661	10/28/2022	SW	Q	I	02	477,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY PATRICK & JE						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W14 PTO=[YR=2022] N14 W18 S14 E18\$											
FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S70 E13											
FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E10 S1 E20 N21 W31 S20											
E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E31 N50 \$.											