LOT 294
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

DITRAPANI CATHERINE V & VITO ANTHONY
75236 PONDISDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0294-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

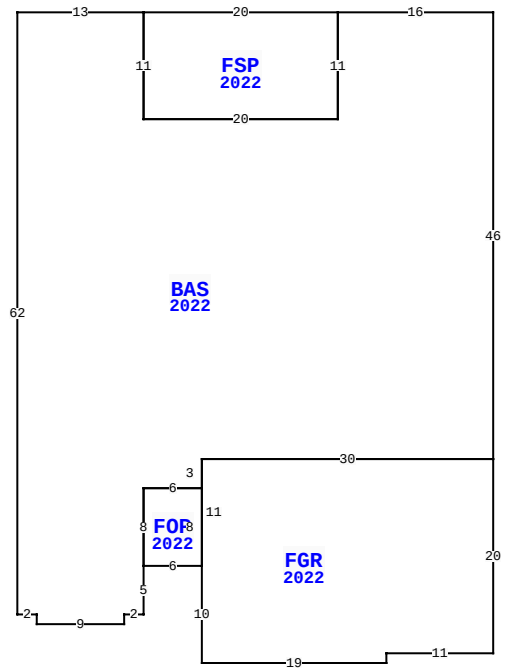
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2,269	237,564
FGR	619	55	340	35,598
FOP	48	30	14	1,466
FSP	220	40	88	9,214
TOTALS	3,156		2,711	283,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	110.2080	104.70	283,842	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2269 HX Base Yr 2023



75236 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,842
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,642
SOH/AGL Deduction		71,660
ASSESSED VALUE		286,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,982
TOTAL JUST VALUE		358,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007434	0911 12*19	10,970	06/24/2024
22004226	CO ISSUED	0	11/29/2022
22004226	NEW CONSTR	381,531	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0639	11/30/2022	SW	Q	I	01	421,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DITRAPANI CATHERINE						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W20 S11 E20 N11$ S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S10 E19 N1 E11 N20 W30 S11$ N8 W6 S8$ N8 E6 N3 E30 N46$.

EXTRA FEATURES

LN	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	0	980.00	SF	10.00	10.00	100	2022	2022	3	100	9,800	

LAND DESCRIPTION

TOTAL OB/XF 9,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	60.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/12/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS