

LOT 297
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MAHONY-GOODMAN REGINA MARIE/GOODMAN THEODORE NEIL
75212 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0297-0000



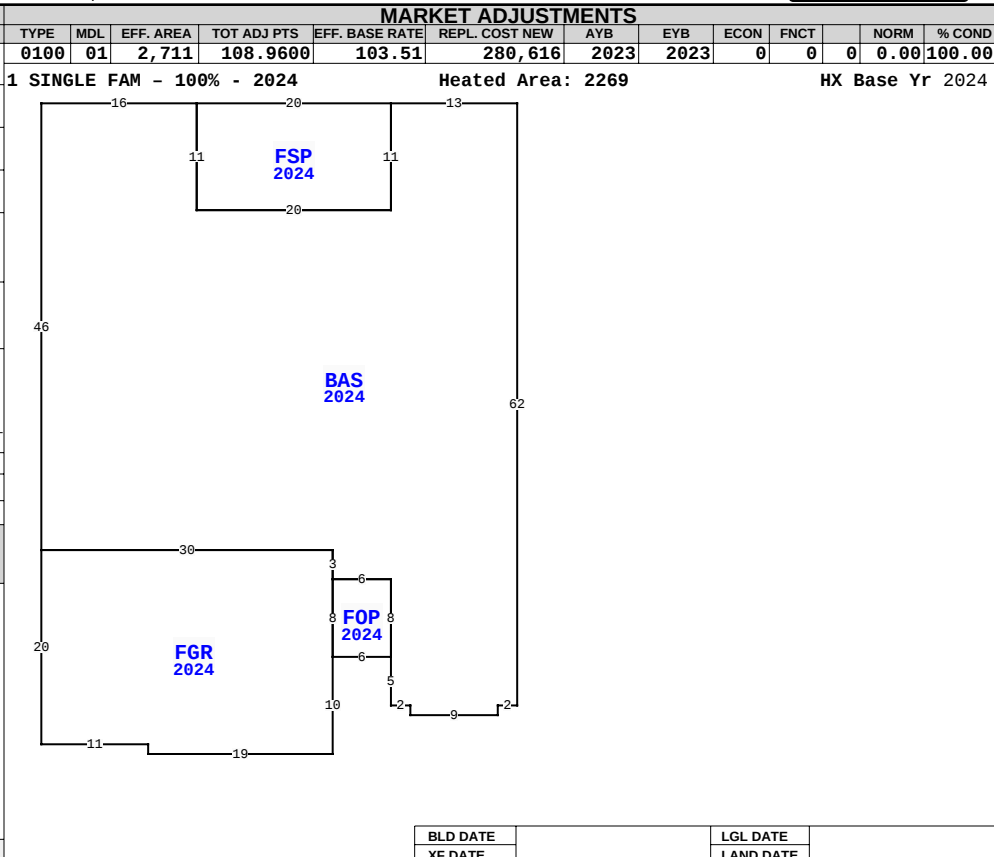
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	234,864
FGR	619	55	340	35,193
FOP	48	30	14	1,449
FSP	220	40	88	9,109
TOTALS	3,156		2,711	280,616

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 PAVR	0 100	0	0	924.00	SF	10.00	10.00	100	2024
2	0462	ST/AL FNC	0 100	100	0	500.00	SF	10.00	10.00	100	2024
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024

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	



75212 PONDSIDE LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
14,840	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000.00	65,000.00	65,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,616	
TOTAL MARKET OB/XF VALUE		14,840	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		360,456	
SOH/AGL Deduction		0	
ASSESSED VALUE		360,456	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		310,456	
TOTAL JUST VALUE		360,456	
NCON VALUE		295,456	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004881	CO ISSUED	0	01/20/2023
22004881	NEW CONSTR	381,531	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0431	1/25/2023	SW	Q	I	01	441,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAHONY-GOODMAN REGI						
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=2024;ORIG=20,30] E16 S11 E20 N11 E13 S62 W2 S1 W9 N1 W2 N5 N8 W6 N3 W30 N46 \$											
FGR=[YR=2024;ORIG=20,76] E30 S3 S8 S10 W19 N1 W11 N20 \$											
FSP=[YR=2024;ORIG=36,30] E20 S11 W20 N11 \$											
FOP=[YR=2024;ORIG=50,79] E6 S8 W6 N8 \$											