

LOT 298
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

BATISTE KELLY A & DWIGHT O
75204 PONDSIDE LN
YULEE, FL 32097

2024

10-2N-26-2010-0298-0000



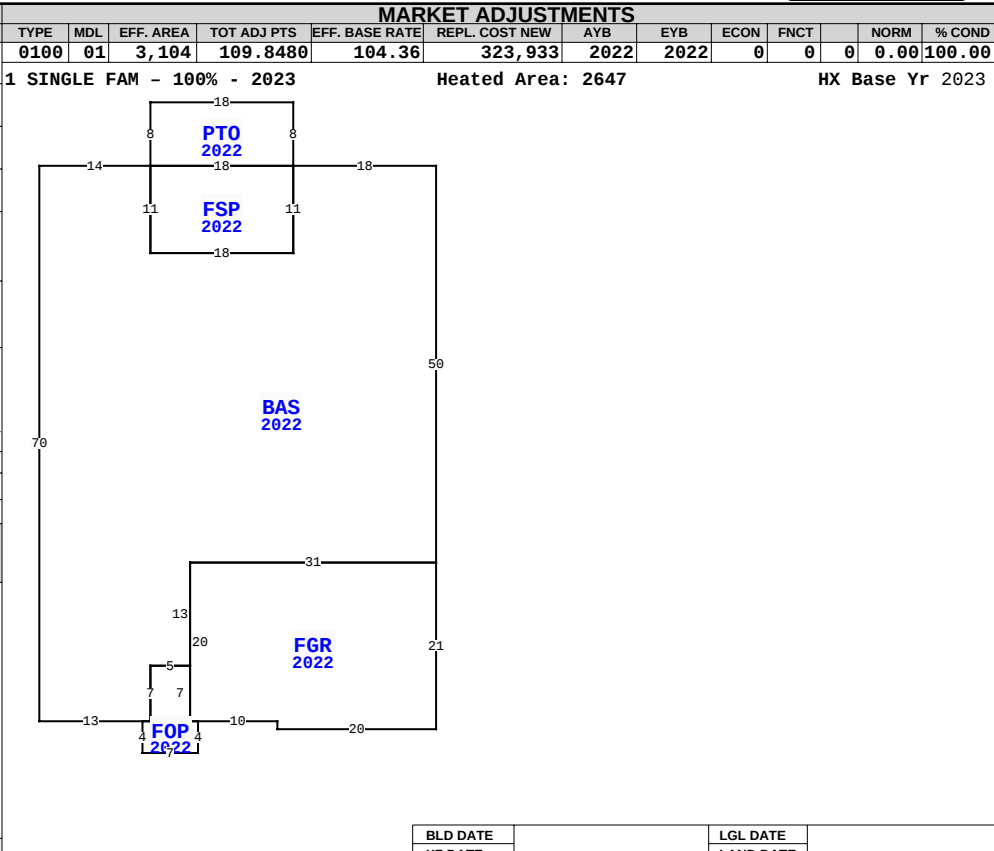
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	276,241
FGR	640	55	352	36,735
FOP	63	30	19	1,983
FSP	198	40	79	8,244
PTO	144	5	7	731
TOTALS	3,692		3,104	323,933

EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0855	CONC PAVER	0	100	20	5			
3	0462	ST/AL FNC	0	100	120	0			
4	0463	FENCE GATE	0	100	0	0			
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LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D							
1	000135	C	SFR	CNSVTN	100								



75204 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										STANDARD	
VALUATION BY										Tax Group: 4	
Tax Dist:										323,933	
BUILDING MARKET VALUE										15,724	
TOTAL MARKET OB/XF VALUE										65,000	
TOTAL LAND VALUE - MARKET										404,657	
TOTAL MARKET VALUE										4,419	
SOH/AGL Deduction										400,238	
ASSESSED VALUE										50,000	
TOTAL EXEMPTION VALUE										HX HB	
BASE TAXABLE VALUE										350,238	
TOTAL JUST VALUE										404,657	
NCON VALUE										0	
INCOME VALUE										388,581	
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001116	CO ISSUED	0	10/20/2022
22001116	NEW CONSTR	439,410	01/19/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/1939	10/26/2022	SW	Q	I	02	470,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: BATISTE KELLY ARLEN							
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] W18 PTO=[YR=2022] N8 W18 S8 E18\$									
FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 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 \$.									