

LOT 300
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

CARON MICHAEL J & CHRISTINE A
75188 PONDISDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0300-0000

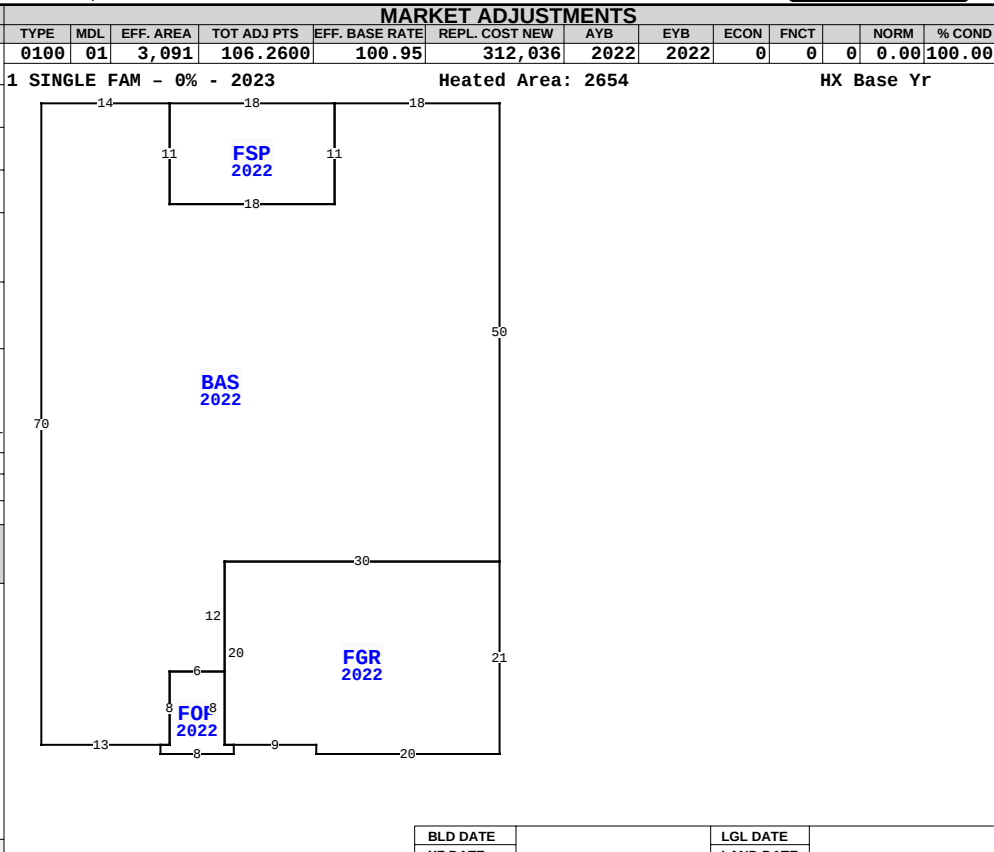


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,654	100	2,654	267,921
FGR	620	55	341	34,424
FOP	56	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,528		3,091	312,036

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	827.00	SF	10.00	10.00	



75188 PONDISDE LN, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										312,036	
TOTAL MARKET OB/XF VALUE										8,270	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										385,306	
SOH/AGL Deduction										0	
ASSESSED VALUE										385,306	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										385,306	
TOTAL JUST VALUE										385,306	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										369,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001320	CO ISSUED	0	10/24/2022
22001320	NEW CONSTR	439,081	01/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/1802	11/30/2022	SW	Q	I	01	460,700	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: CARON MICHAEL JOSEP							
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 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S1 E8 N1 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N8 W6 S8 W1\$ E1 N8 E6 N12 E30 N50\$.											

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	0		PUD	60.00	125.00	1.00	LT	

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