

LOT 306
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MILLSAP DONALD ROY & NANCY DEAN
75136 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0306-0000



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	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	893.00	SF	10.00	10.00	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	60.00	125.00	1.00	LT		1.00	1.00	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	2,711	108.9600	103.51	280,616	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2269

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The rooms are labeled as follows:

- BAS 2024** (Bathroom): Located in the upper left, with a width of 11 and a depth of 20.
- FSP 2024** (Front Porch): Located in the upper right, with a width of 16 and a depth of 11.
- FOP 2024** (Front Porch): Located in the lower left, with a width of 8 and a depth of 6.
- FGR 2024** (Front Garden): Located in the lower right, with a width of 10 and a depth of 11.

The overall dimensions of the property are 62 (width) by 46 (depth). The diagram also shows a central area labeled 20, which appears to be a large open space or a central hall. The dimensions are provided for each room and the overall property, as well as for the central area.

BLD DATE

LGL DATE

75136 PONDSIDE LN, YULEE										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										280,616				
TOTAL MARKET OB/XF VALUE										8,930				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										354,546				
SOH/AGL Deduction										100,848				
ASSESSED VALUE										253,698				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										203,698				
TOTAL JUST VALUE										354,546				
NCON VALUE										289,546				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1104837	CO		04/25/2023
22004837	NEW CONSTR	381,531	03/29/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1888	4/27/2023	SW	Q	I	02	400,800	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MILLSAP DONALD ROY							
2541/0731	2/18/2022	SW	Q	V	05	3,603,900	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=69,30] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 \$														
FGR=[YR=2024;ORIG=69,76] W30 S3 S8 S10 E19 N1 E11 N20 \$														
FSP=[YR=2024;ORIG=53,30] W20 S11 E20 N11 \$														
FOP=[YR=2024;ORIG=39,79] W6 S8 E6 N8 \$														

TOTAL OB/XF														
8,930														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	60.00	125.00	1.00	LT		1.00	1.00	1.00