

LOT 308  
TRIBUTARY PHASE 1A UNIT 4  
OR 2498/240

MARCUCCILLI RALPH L & LINDA ANN  
75133 PONDSIDE LN  
YULEE, FL 32097

2024

10-2N-26-2010-0308-0000



| 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       |

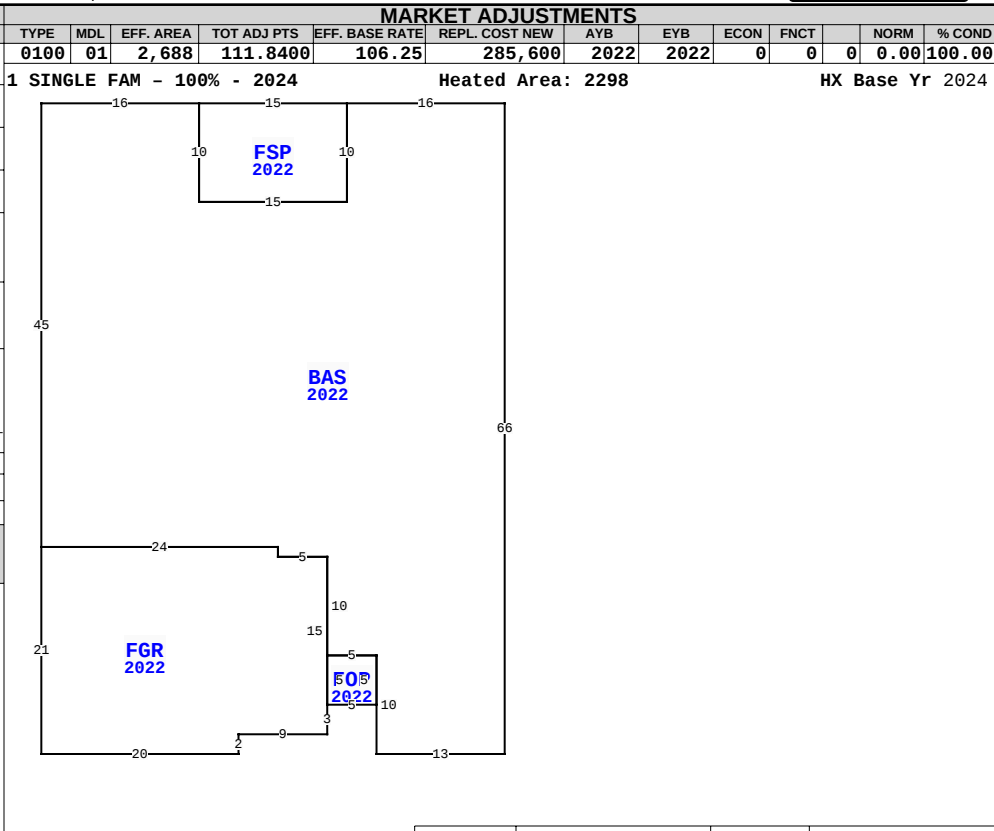
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5020.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,298            | 100         | 2,298        | 244,163              |
| FGR       | 586              | 55          | 322          | 34,213               |
| FOP       | 25               | 30          | 8            | 850                  |
| FSP       | 150              | 40          | 60           | 6,375                |
| TOTALS    | 3,059            |             | 2,688        | 285,600              |

| 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 | 944.00 | SF | 10.00 | 10.00          | 100       | 2022    | 2022        | 3 | 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                | 000134   | C   | SFR POND             | 100 |     | PUD      | 60.00 | 120.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |

REVIEW DATE 12/13/2022 BY KW



|                          |          |  |           |  |
|--------------------------|----------|--|-----------|--|
| 75133 PONDSIDE LN, YULEE | BLD DATE |  | LGL DATE  |  |
|                          | XF DATE  |  | LAND DATE |  |
|                          | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,440       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 285,600      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 9,440        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 65,000       |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 360,040      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0            |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 360,040      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 310,040      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 360,040      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 345,767      |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22003977   | CO ISSUED   | 0       | 11/30/2022 |
| 22003977   | NEW CONSTR  | 376,981 | 03/14/2022 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2607/0773                      | 12/08/2022 | SW        | Q   | I   | 01     | 423,100    |  |
| GRANTOR: LENNAR HOMES LLC      |            |           |     |     |        |            |  |
| GRANTEE: MARCUCCILLI RALPH L   |            |           |     |     |        |            |  |
| 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=2022] W16 FSP=[YR=2022] W15 S10 E15 N10\$ S10 W15 N10 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W5 N1 W24\$ E24 S1 E5 S10E5 S10 E13 N66\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Common: 65,000

PRINTED 08/06/2024 BY SYS