

LOT 310
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

LIN CHRISTOPHER CHI KWONG/HUANG YUEFANG LINDA
75149 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0310-0000



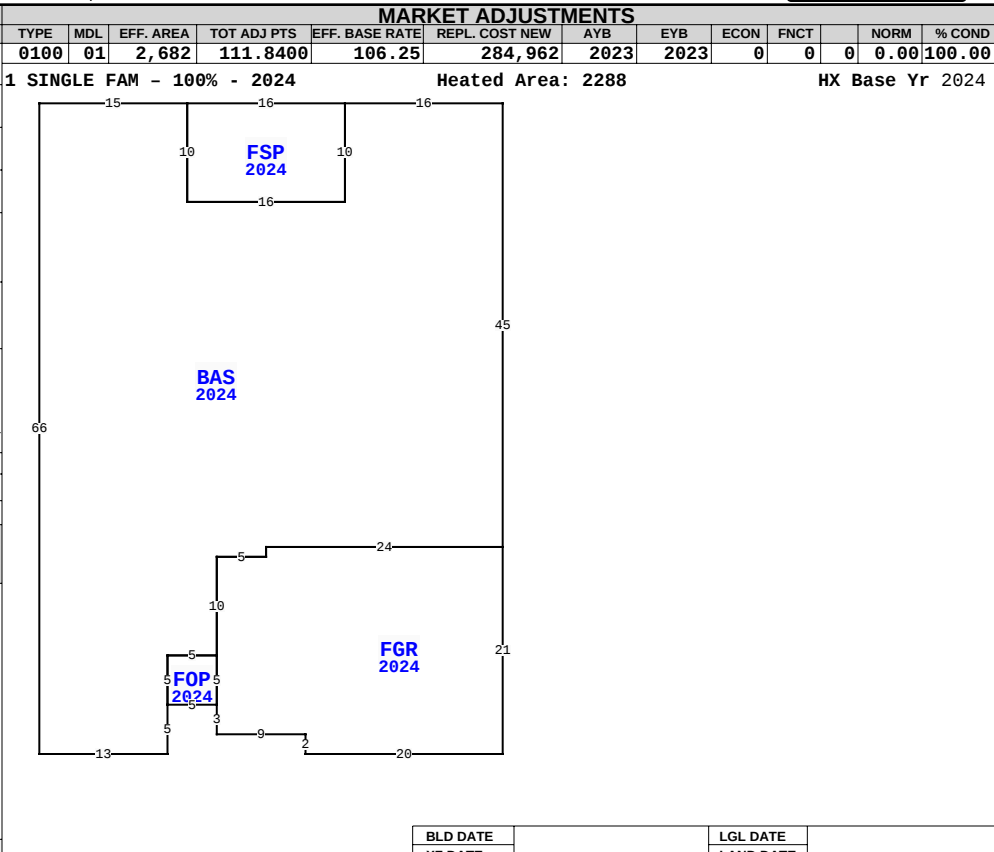
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	2,288	100	2,288	243,100
FGR	586	55	322	34,213
FOP	25	30	8	850
FSP	160	40	64	6,800
TOTALS	3,059		2,682	284,962

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	% COND
1	0855	CONC PAVER	0	100	0	0	853.00	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	000134	C	SFR POND	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
8,530														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					284,962				
TOTAL MARKET OB/XF VALUE					8,530				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					358,492				
SOH/AGL Deduction					0				
ASSESSED VALUE					358,492				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					308,492				
TOTAL JUST VALUE					358,492				
NCON VALUE					293,492				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004257	CO ISSUED	0	03/10/2023
22004257	NEW CONSTR	376,981	03/17/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1992	1/24/2023	SW	Q	I	02	424,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: LIN CHRISTOPHER C K							
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=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$														
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$														
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$														
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$														