

LOT 316
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

IDRISSI SOPHIA ASSAAD
75197 PONDSIDE LN
YULEE, FL 32097

2024

10-2N-26-2010-0316-0000



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	2,660	100	2,660	268,527
FGR	620	55	341	34,424
FOP	58	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,536		3,097	312,642

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	938.00	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	DPTH FACT	% COND
1	000134	C	SFR POND	100		PUD	60.00	120.00	1.00	LT		1.00	1.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2660

HX Base Yr 2024

75197 PONDSIDE LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
312,642									
TOTAL MARKET OB/XF VALUE									
9,380									
TOTAL LAND VALUE - MARKET									
65,000									
TOTAL MARKET VALUE									
387,022									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
387,022									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
337,022									
TOTAL JUST VALUE									
387,022									
NCON VALUE									
322,022									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
65,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203624	CO		04/19/2023
22003624	NEW CONSTR	439,410	03/07/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2635/1196	4/27/2023	SW	Q	I	01	420,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: IDRISSE SOPHIA ASSA							
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=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$									
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$									
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$									
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$									