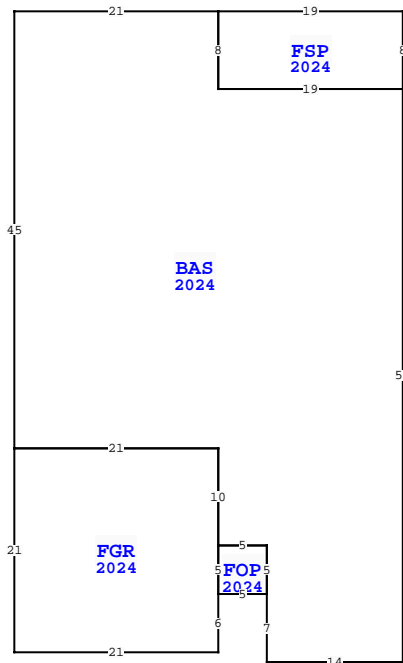


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,318	115.1500	109.39	253,566	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2006 HX Base Yr 2024													



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	2,006	100	2,006	219,436
FGR	441	55	243	26,582
FOP	25	30	8	875
FSP	152	40	61	6,673
TOTALS	2,624		2,318	253,566

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	641.00	SF	10.00	10.00	100	2024	2023		100	6,410	

75511 PONDSIDE 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			253,566
TOTAL MARKET OB/XF VALUE			6,410
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			324,976
SOH/AGL Deduction			0
ASSESSED VALUE			324,976
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			274,976
TOTAL JUST VALUE			324,976
NCON VALUE			259,976
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203228	CO		04/18/2023
22003228	NEW CONSTR	331,441	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1591	4/26/2023	SW Q	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: THE LOSITO FAMILY R						
2541/0731	2/18/2022	SW Q	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$

LAND DESCRIPTION														TOTAL OB/XF										
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							