

LOT 339  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

BERDAN STEPHEN M & ESTHER LEE  
 75543 PONDSIDE LANE  
 YULEE, FL 32097

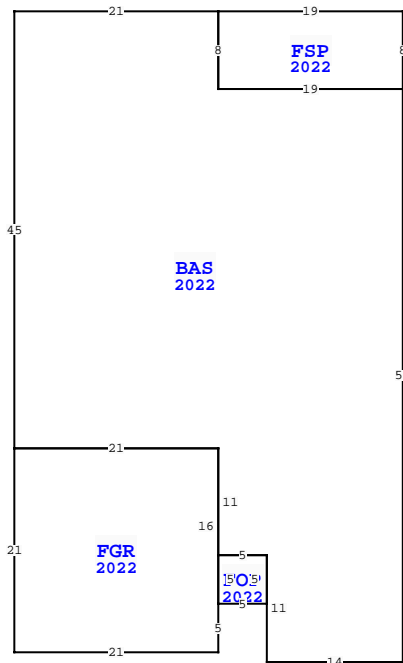
2024

10-2N-26-2010-0339-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	2,011	100	2,011
FGR	441	55	243
FOP	25	30	8
FSP	152	40	61
TOTALS	2,629		2,323

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		254,113	2022	2022	0	0	0.00	100.00
					Heated Area: 2011	HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			254,113
TOTAL MARKET OB/XF VALUE			6,210
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			325,323
SOH/AGL Deduction			3,329
ASSESSED VALUE			321,994
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			221,994
TOTAL JUST VALUE			325,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015922	CO ISSUED	0	09/02/2022
21015922	NEW CONSTR	334,441	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0881	8/31/2022	SW	Q	I	02	392,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BERDAN STEPHEN MICH						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N5 FOP=[YR=2022] E5 N5 W5 S5\$ N16 W21\$ E21 S11 E5 S11 E14 N59 W19 N8\$ S8 E19 N8\$ .	

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	0			10.00	100	2022	2022	3	100	6,210	

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							