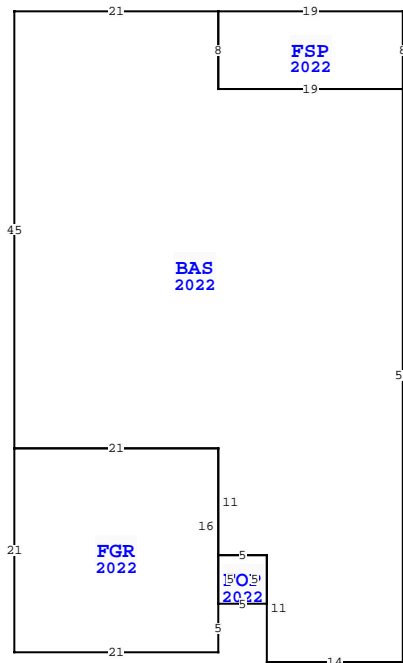


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,323	116.4240	110.60	256,924	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2011 HX Base Yr 2023													



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	2,011	100	2,011	222,417
FGR	441	55	243	26,876
FOP	25	30	8	885
FSP	152	40	61	6,747
TOTALS	2,629		2,323	256,924

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	605.00	UT	10.00	10.00	100	2022	2022	3	100	6,050	
2	0462	ST/AL FNC	0	100	114	570.00	SF	10.00	10.00	100	2022	2022	3	98	5,586	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

75559 PONDSIDE LN, YULEE													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									
TOTAL OB/XF 12,230													

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	256,924			
TOTAL MARKET OB/XF VALUE	12,230			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	334,154			
SOH/AGL Deduction	3,083			
ASSESSED VALUE	331,071			
TOTAL EXEMPTION VALUE	13 HX HB WX		331,071	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	334,154			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	321,428			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000024	CO ISSUED	0	09/13/2022
22000024	NEW CONSTR	331,441	01/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0047	8/31/2022	SW	Q	I	02	365,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LORD PENNY HOPE LIV						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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\$.

LAND DESCRIPTION														TOTAL OB/XF 12,230										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							