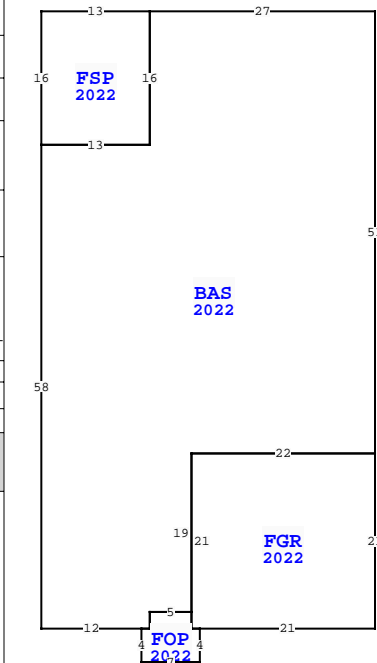


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
1											



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	2,280	100	2,280	238,078
FGR	462	55	254	26,523
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,988		2,628	274,416

75583 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019
INC DATE		AG DATE	

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	571.00	SF	10.00	10.00	100	2022	2022	3	100	5,710	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			274,416
TOTAL MARKET OB/XF VALUE			5,710
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			345,126
SOH/AGL Deduction			3,776
ASSESSED VALUE			341,350
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			291,350
TOTAL JUST VALUE			345,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000014	CO ISSUED	0	10/10/2022
22000014	NEW CONSTR	374,368	01/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0353	10/12/2022	SW	Q	I	01	396,700

GRANTOR: LENNAR HOMES LLC  
 GRANTEE: MILLER TODD EDWARD  
 2512/0731 11/03/2021 SW Q V 05 1,808,100  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.

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									