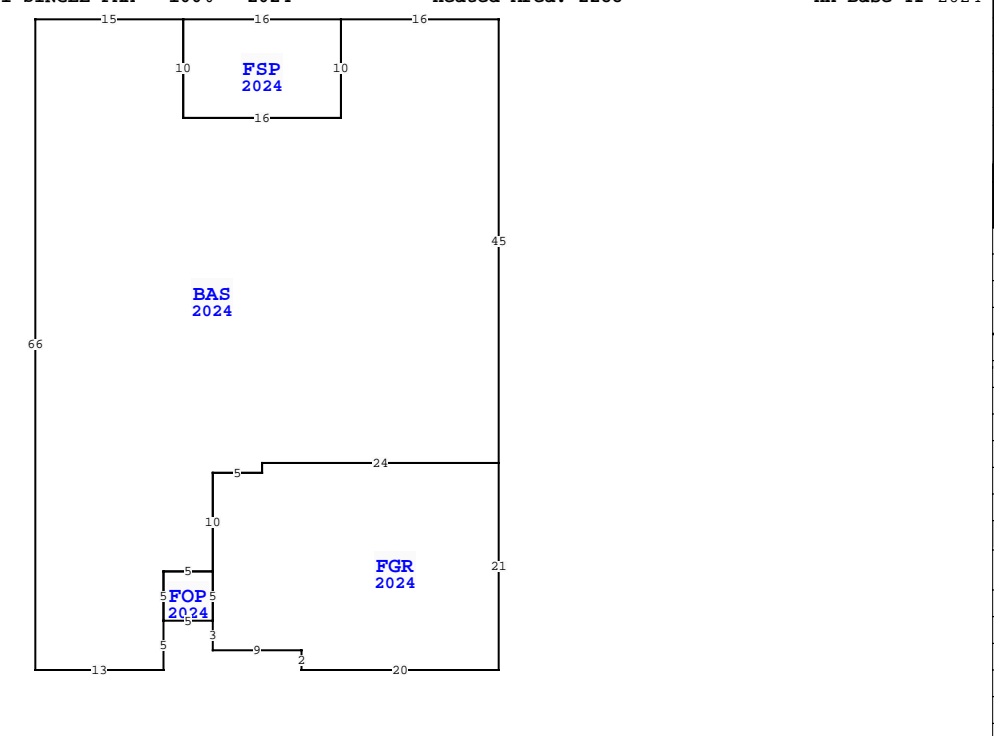


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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	2,682	111.8400	106.25	284,962	2023	2023	0	0	0.00	100.00	



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	2,288	100	2,288	243,100
FGR	586	55	322	34,213
FOP	25	30	8	850
FSP	160	40	64	6,800
TOTALS	3,059		2,682	284,962

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,962
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,882
SOH/AGL Deduction		0
ASSESSED VALUE		358,882
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,882
TOTAL JUST VALUE		358,882
NCON VALUE		293,882
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003250	15'6X10'SCREEN EN	4,975	03/21/2024
C2208996	CO		04/19/2023
B2208996	NEW CONSTR	365,200	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1123	4/25/2023	SW	Q	I	02	418,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ANDREAS JAMES L & D						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	892.00	SF	10.00	10.00	100	2024	2023		100	8,920	

75528 PONDSIDE LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$												
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$												
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$												
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 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	000135	C	SFR CNSVTN	100		PUD	77.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								