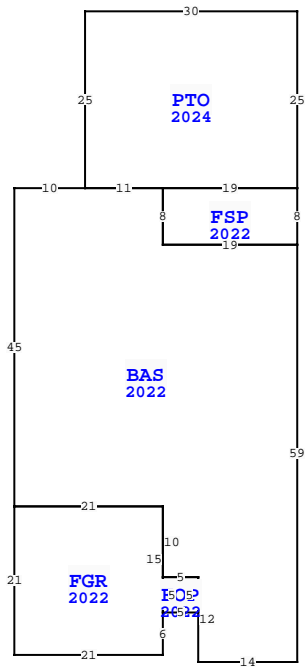


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2,006	100	2,006
FGR	441	55	243
FOP	25	30	8
FSP	152	40	61
PTO	750	5	38
TOTALS	3,374		2,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,356	116.0320	110.23	259,702	2022	2022	0	0	0.05	99.95
1 SINGLE FAM - 100% - 2023										Heated Area: 2006	
										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		259,572	
TOTAL MARKET OB/XF VALUE		19,425	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		343,997	
SOH/AGL Deduction		161,882	
ASSESSED VALUE		182,115	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		132,115	
TOTAL JUST VALUE		343,997	
NCON VALUE		17,311	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300961	ADDITION	24,930	01/23/2023
C2203768	CO ISSUED	0	12/20/2022
22003768	NEW CONSTR	331,441	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1827	11/30/2022	SW	Q	I	02	432,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HORVATH WILLIAM PAU						
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	NOTES
1	0855	CONC PAVER	0	100	0	630.00	SF	10.00	10.00	
2	0911	SCRN RM A	0	100	30	750.00	SF	17.50	17.50	

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
75516 PONDSIDE LN, YULEE										
TOTALS: 3,374 2,356 259,572										
TOTAL OB/XF: 19,425										

BUILDING NOTES	
BAS=[YR=2022;ORIG=-19,0] W11 W10 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$	
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$	
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$	
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$	
PTO=[YR=2024;ORIG=0,-25] S25 W19 W11 N25 E30 \$	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-19,0] W11 W10 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$	
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$	
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$	
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$	
PTO=[YR=2024;ORIG=0,-25] S25 W19 W11 N25 E30 \$	

LAND DESCRIPTION		TOTAL OB/XF										19,425												
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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							