

LOT 355  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

BROWN NANCY NEWTON/BROWN ALISON ANNE  
 75484 PONDSIDE LN  
 YULEE, FL 32097

2024

10-2N-26-2010-0355-0000

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		3.5 100
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	2,684	112.8000	107.16	287,617	2023	2023	0	0	0	100.00	

1 SINGLE FAM - 100% - 2024 Heated Area: 2276 HX Base Yr 2024

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	2,276	100	2,276	243,896
FGR	161	55	89	9,537
FGR	400	55	220	23,575
FOP	8	30	2	214
FOP	30	30	9	964
FSP	220	40	88	9,430
TOTALS	3,095		2,684	287,617

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		287,617
TOTAL MARKET OB/XF VALUE		8,820
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,437
SOH/AGL Deduction		133,730
ASSESSED VALUE		227,707
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		172,707
TOTAL JUST VALUE		361,437
NCON VALUE		296,437
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-05739	CO		10/25/2023
22005739	NEW CONSTR	378,325	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/11	11/03/2023	SW	Q	I	02	459,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BROWN NANCY NEWTON						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
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	882.00	SF	10.00	10.00	100	2024	2023		100	8,820	

75484 PONDSIDE LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,0] E20 S11 E20 S64 W14 N7 E2 N4 W2 N5 W6 N4 W20 N55 \$	
FGR=[YR=2024;ORIG=40,75] N20 E20 S4 S5 S11 W20 \$	
POP=[YR=2024;ORIG=60,59] E6 S5 W6 N5 \$	
FOP=[YR=2024;ORIG=66,64] E2 S4 W2 N4 \$	
FSP=[YR=2024;ORIG=60,0] E20 S11 W20 N11 \$	
FGR=[YR=2024;ORIG=66,86] N11 E14 S12 W7 N1 W7 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 8,820																								
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	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							