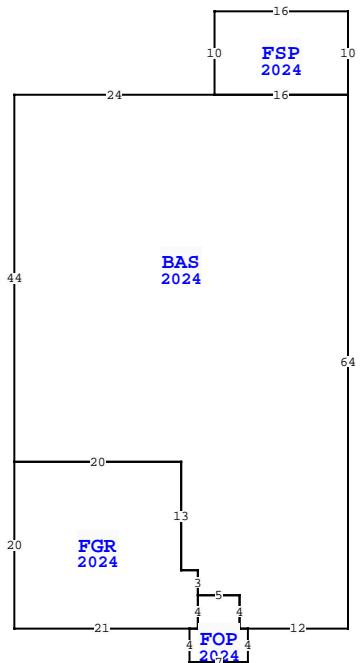


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,432	111.2300	105.67	256,989	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2126 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	2,126	100	2,126	224,654
FGR	414	55	228	24,093
FOP	48	30	14	1,479
FSP	160	40	64	6,763
TOTALS	2,748		2,432	256,989

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	598.00	SF	10.00	10.00	100	2024	2023		100	5,980	

75380 PONDSIDE LN, YULEE			BLD DATE		LGL DATE	
			XF DATE		LAND DATE	
			INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,989	
TOTAL MARKET OB/XF VALUE		5,980	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		327,969	
SOH/AGL Deduction		0	
ASSESSED VALUE		327,969	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		277,969	
TOTAL JUST VALUE		327,969	
NCON VALUE		262,969	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208839	CO		05/05/2023
22208839	NEW CONSTR	346,278	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/257	5/24/2023	SW	Q	I	01	349,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GAGNON DIANE MARIE						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E1 E12 N64 \$
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 \$
FSP=[YR=2024;ORIG=70,0] W16 N10 E16 S10 \$
FOP=[YR=2024;ORIG=58,68] N4 W1 N4 W5 S4 W1 S4 E7 \$

LAND DESCRIPTION																								
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							