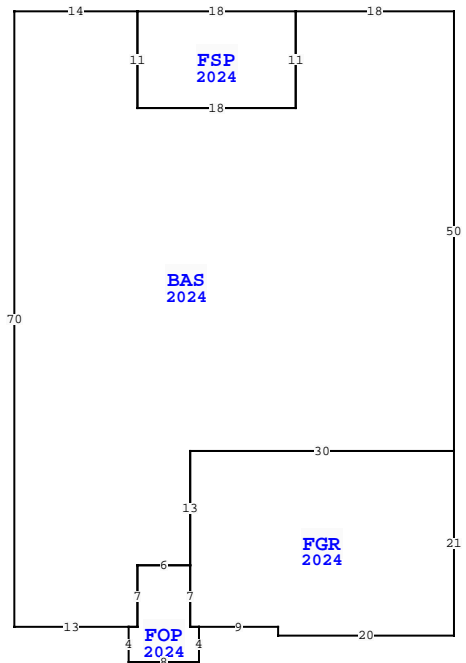


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
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	3,102	112.2400	106.63	330,766	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2660 HX Base Yr													



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	2,660	100	2,660	283,636
FGR	620	55	341	36,361
FOP	74	30	22	2,346
FSP	198	40	79	8,424
TOTALS	3,552		3,102	330,766

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	0	0	891.00	SF	10.00	10.00	100	2024	2023		100	8,910	

75348 PONDSIDE LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	330,766		
TOTAL MARKET OB/XF VALUE	8,910		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	404,676		
SOH/AGL Deduction	0		
ASSESSED VALUE	404,676		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	404,676		
TOTAL JUST VALUE	404,676		
NCON VALUE	339,676		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003975	CO ISSUED	0	02/24/2023
22003975	NEW CONSTR	439,055	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1451	2/22/2024	WD	Q	I	02	510,000
GRANTOR: CLARK MARVIN WILLIAM						
GRANTEE: MCKEE MARK & RUTH J						
2621/1424	2/24/2023	SW	Q	I	01	485,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CLARK MARVIN WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S4 W8 N4 E1 N7 \$

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	DPHT 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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							