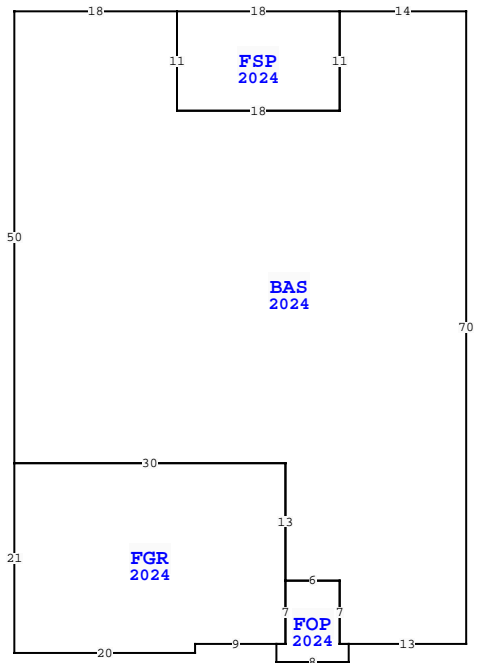


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	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	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	268,527
FGR	620	55	341	34,424
FOP	58	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,536		3,097	312,642

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
Heated Area: 2660					HX Base Yr						



75056 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/16/2024
INC DATE		AG DATE	MLU

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	846.00	SF	10.00	10.00	100	2024	2023		100	8,460	

TOTAL OB/XF 8,460

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	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			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			312,642
TOTAL MARKET OB/XF VALUE			8,460
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			386,102
SOH/AGL Deduction			0
ASSESSED VALUE			386,102
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			386,102
TOTAL JUST VALUE			386,102
NCON VALUE			321,102
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003882	CO	494,590	12/09/2023
B2307534	SFR	494,590	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1229	12/19/2023	SW	Q	I	01	461,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KOKUMA JEFFREY F &						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 \$