

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 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	3,097	112.2400	106.63	330,233	2023	2023	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 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	58	30	17	1,813
FSP	198	40	79	8,424
TOTALS	3,536		3,097	330,233

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				330,233
TOTAL MARKET OB/XF VALUE				8,550
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				403,783
SOH/AGL Deduction				0
ASSESSED VALUE				403,783
TOTAL EXEMPTION VALUE	13			403,783
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				403,783
NCON VALUE				338,783
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				15,500

HTD 2654/ FGR 621/ FOP 274			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07541	CO		11/01/2023
B2307541	SFR	494,590	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/153	11/17/2023	SW	Q	I	02	458,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PERRY JOHNNIE DUVAL						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
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 PAVR	0	100	0	855.00	SF	10.00	10.00	100	2024	2023		100	8,550	

75040 PONDSIDE LN, YULEE	BLD DATE	LGL DATE	01/16/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												
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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 \$												

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	DPTH 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	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								