LOT 415
TRIBUTARY PHASE 1A UNIT 5 OR 263

HOGAN DAWN MICHELLE & WILLIAM J
75024 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0415-0000

BUILDING CHARACTERISTICS

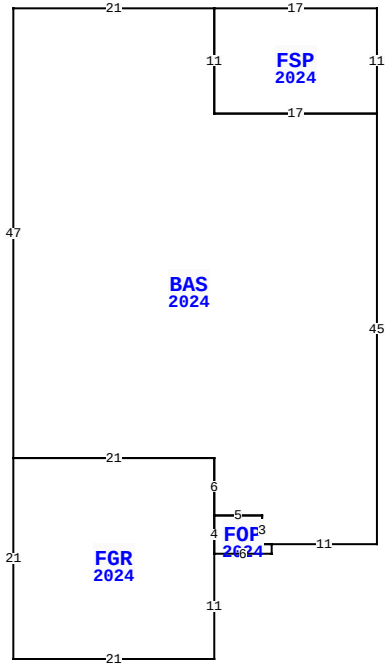
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,737	100	1,737	186,780
FGR	441	55	243	26,130
FOP	21	30	6	645
FSP	187	40	75	8,065
TOTALS	2,386		2,061	221,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	113.1900	107.53	221,619	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1737 HX Base Yr



75024 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,619
TOTAL MARKET OB/XF VALUE	6,250
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	292,869
SOH/AGL Deduction	0
ASSESSED VALUE	292,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,869
TOTAL JUST VALUE	292,869
NCON VALUE	227,869
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004180	CO	326,849	12/28/2023
B23-08638	SFR_ 1735 HTD	326,849	07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/99	5/03/2024	SW	Q	I	01	362,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOGAN DAWN MICHELLE						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 $
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 $
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 $
FOP=[YR=2024;ORIG=46,52] W5 S4 E6 N1 W1 N3 $
.

EXTRA FEATURES

LN	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	0	625.00	SF	10.00	10.00	100	2024	2023		100	6,250	

TOTAL OB/XF 6,250

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/05/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS