



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 65,000 SOH/AGL Deduction 0 ASSESSED VALUE 65,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 65,000 TOTAL JUST VALUE 65,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,500									
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM				MKT AREA						05												CO240002619		PRIVATE PROVIDER		289,896		03/06/2024			
NEIGHBORHOOD/LOC		5020.00																		B23-11676		SFR		289,896		09/13/2023					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA											
																				OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2703/689 3/29/2024 SW Q I 02 359,000 GRANTOR: LENNAR HOMES LLC GRANTEE: TORRANCE MICHAEL D 2661/1530 8/16/2023 SW Q V 05 2,352,000 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC											
TOTALS										75765 PONDSIDE LN, YULEE										BLD DATE		LGL DATE		01/16/2024		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
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	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
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	000000	C	VAC RES	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
REVIEW DATE 04/29/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS																															