



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED						
															BUILDING MARKET VALUE		0						CO240005043		PRIVATE PROVIDER		368,811		04/29/2024					
															TOTAL MARKET OB/XF VALUE		0						240005043		CO				04/29/2024					
															TOTAL LAND VALUE - MARKET		65,000						B230016102				368,811		12/15/2023					
															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																								
MAP NUM																				MKT AREA 05														
NEIGHBORHOOD/LOC										5020.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES										75805 PONDSIDE LN, YULEE																								
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																		
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	DPH 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										04/30/2024										BY TW														
Total Acres:										0.00										Total Land Value: 65,000														
Market:										0										Agricultural: 0														
Common:										65,000										PRINTED 08/06/2024 BY SYS														

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	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1235	6/19/2024	SW	Q	I	01	378,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RUIZ LUIZ ANGEL						
2680/1308	11/16/2023	SW	Q	V	05	1,712,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS