LOT 439
TRIBUTARY PHASE 1A UNIT 5 OR 263

ANDERSON KENNETH G & SUSAN E
75852 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0439-0000

BUILDING CHARACTERISTICS

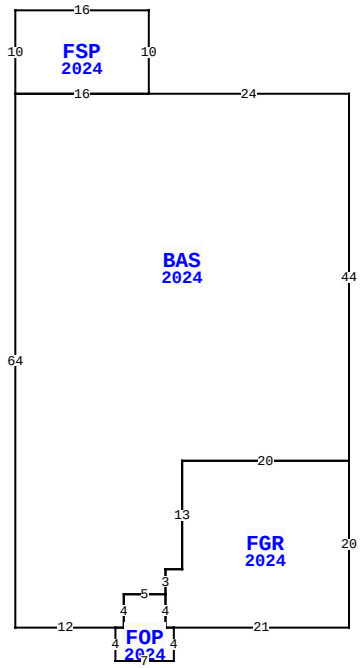
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,126	100	2,126	224,654
FGR	414	55	228	24,093
FOP	48	30	14	1,479
FSP	160	40	64	6,763
TOTALS	2,748		2,432	256,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	111.2300	105.67	256,989	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2126 HX Base Yr



75852 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,989
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	328,289
SOH/AGL Deduction	0
ASSESSED VALUE	328,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,289
TOTAL JUST VALUE	328,289
NCON VALUE	263,289
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003847	CO	390,161	12/12/2023
B2307593	SFR	390,161	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1334	12/22/2023	SW	Q	I	01	368,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ANDERSON KENNETH G						
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=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W1 W12 N64 $
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 $
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 $
FOP=[YR=2024;ORIG=42,68] N4 E1 N4 E5 S4 E1 S4 W7 $
.

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	630.00	SF	10.00	10.00	100	2024	2023		100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	000135	C	SFR CNSVTN	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/04/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS