



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: 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 CO240005893 PRIVATE PROVIDER 368,811 05/15/2024 B230016101 368,811 12/15/2023											
MAP NUM		5020.00																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2715/1186 5/30/2024 SW Q I 01 383,500 GRANTOR: LENNAR HOMES LLC GRANTEE: SEIFFERT-DEL CORE J 2680/1308 11/16/2023 SW Q V 05 1,712,000 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: LENNAR HOMES LLC											
NEIGHBORHOOD/LOC		5020.00																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 01/16/2024 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES 75754 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 DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR 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																															

NASSAU COUNTY PROPERTY			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005893	PRIVATE PROVIDER	368,811	05/15/2024
B230016101		368,811	12/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2715/1186	5/30/2024	SW Q	I	01	383,500	
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SEIFFERT-DEL CORE J						
2680/1308	11/16/2023	SW Q	V	05	1,712,000	
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS