



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																																		
MAP NUM		MKT AREA 05																																		
NEIGHBORHOOD/LOC		5020.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				75722 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																				
																	INC DATE										AG DATE									
																											SALES DATA									
																											OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE				
																											2715/1177	5/30/2024	SW Q	Q I	01	400,500				
																											GRANTOR: LENNAR HOMES LLC					GRANTEE: ROCCO REDMOND & ELI				
																											2680/1308	11/16/2023	SW Q	V	05	1,712,000				
																											GRANTOR: THREE RIVERS DEVELOPE					GRANTEE: LENNAR HOMES LLC				
																											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 04/30/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS																																				