LOT 467
TRIBUTARY PHASE 1A UNIT 5 OR 263

FRANCIS KATHLEEN ANN
75615 PONDSIDE LANE
YULEE, FL 32097

2024

10-2N-26-2010-0467-0000

BUILDING CHARACTERISTICS

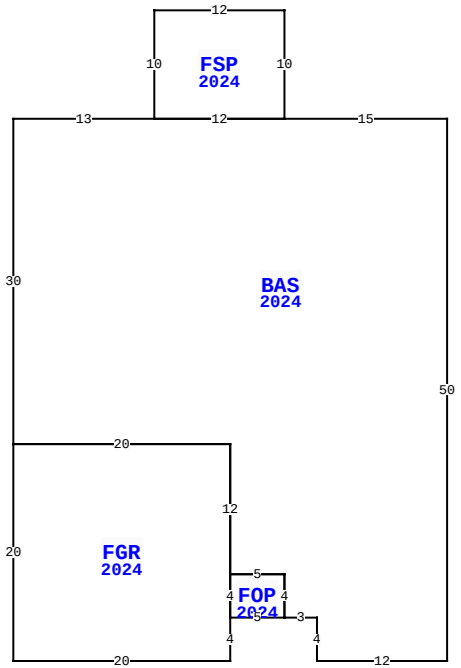
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,548	100	1,548	171,333
FGR	400	55	220	24,350
FOP	20	30	6	664
FSP	120	40	48	5,313
TOTALS	2,088		1,822	201,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	116.5000	110.68	201,659	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1548 HX Base Yr 2024



75615 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,659
TOTAL MARKET OB/XF VALUE	6,120
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	272,779
SOH/AGL Deduction	0
ASSESSED VALUE	272,779
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	222,779
TOTAL JUST VALUE	272,779
NCON VALUE	207,779
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	C23-07325		11/14/2023
B2307325	SFR	289,896	06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/554	11/21/2023	SW	Q	I	01	361,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FRANCIS KATHLEEN AN						
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] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 $
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 $
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 $
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 $
.

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	100	0	0	612.00	SF	10.00	10.00	100	2024	2023		100	6,120	

LAND DESCRIPTION

TOTAL OB/XF 6,120

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	000134	C	SFR POND	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/01/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS