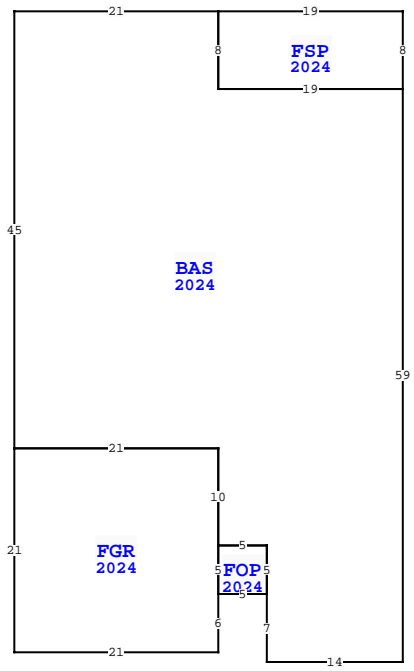




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	11		CLAY TILE	50
Interior Floor	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			3	100
Frame			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	2,006	100	2,006	219,436
FGR	441	55	243	26,582
FOP	25	30	8	875
FSP	152	40	61	6,673
TOTALS	2,624		2,318	253,566

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		253,566	2023	2023	0	0	0.00	100.00
					Heated Area: 2006	HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,566
TOTAL MARKET OB/XF VALUE		6,040
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,606
SOH/AGL Deduction		0
ASSESSED VALUE		324,606
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		324,606
TOTAL JUST VALUE		324,606
NCON VALUE		259,606
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07323	CO		11/16/2023
B2307323	SFR	373,430	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/107	12/12/2023	SW	Q	I	01	385,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CONTRERAS NANCY A						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES																
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
1	0855	CONC PAVER	0	0	0	604.00	SF	10.00	10.00	100	2024	2023		100	6,040	

BLD DATE		LGL DATE	
75623 PONDSIDE LN, YULEE		01/16/2024	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$	
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$	
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$	
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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	000134	C	SFR POND	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							