

LOT 290
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

VICTOR NORMA LIVING TRUST/VICTOR NORMA TRUSTEE
75268 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0290-0000



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 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 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
BAS	1,758	100
FGR	441	55
FOP	21	30
FSP	204	40
TOTALS	2,424	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,089	114.4640	114.46	239,107	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1758 HX Base Yr 2023												
75268 PONDSIDE LN, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

TOTALS		2,424				2,089		237,911		75268 PONDSIDE LN, YULEE					XF DATE				LAND DATE		04/03/2025		MLU	
															INC DATE				AG 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		
1	0855	CONC PAVER		0	100	0	0	620.00		SF	10.00		10.00		100	2022	2022	3	99	6,138				