LOT 291
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

WARDEN LINDA CARNES & RALPH E
75260 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0291-0000

BUILDING CHARACTERISTICS

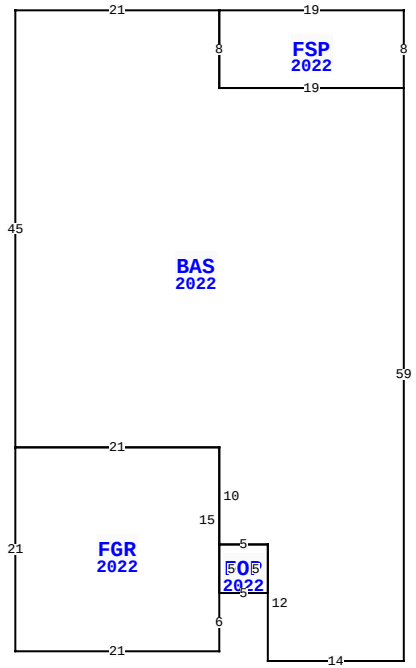
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2022	2,006	231,476
FGR	441	55	2022	243	28,040
FOP	25	30	2022	8	923
FSP	152	40	2022	61	7,039
TOTALS	2,624			2,318	267,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	116.0320	116.03	268,958	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2006 HX Base Yr 2023



75260 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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		267,479
TOTAL MARKET OB/XF VALUE		6,395
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		333,874
SOH/AGL Deduction		177,944
ASSESSED VALUE		155,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,208
TOTAL JUST VALUE		333,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003767	CO ISSUED	0	11/23/2022
22003767	NEW CONSTR	331,441	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0770	11/29/2022	SW	Q	I	01	395,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WARDEN LINDA CARNES						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5 $ N15 W21$ E21 S10 E5 S12 E14 N59 W19 N8$ S8 E19 N8$.

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	646.00	SF	10.00	10.00	100	2022	2022	3	99	6,395	

LAND DESCRIPTION

TOTAL OB/XF 6,395

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	000135	C	RES NATURAL	100		PUD	74.00	121.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/12/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS