

MURPHY PATRICK & JENNIFER LYNN
75244 PONDSIDE LANE
YULEE, FL 32097

10-2N-26-2010-0293-0000

NASSAU COUNTY PROPERTY						
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VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE						332,530
TOTAL MARKET OB/XF VALUE						9,009
TOTAL LAND VALUE - MARKET						60,000
TOTAL MARKET VALUE						401,539
SOH/AGL Deduction						3,338
ASSESSED VALUE						398,201
TOTAL EXEMPTION VALUE	HX HB					50,722
BASE TAXABLE VALUE						347,479
TOTAL JUST VALUE						401,539
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						391,569
PERMIT NUM	DESCRIPTION		AMT		ISSUED	
B240013681	911 14*28		12,712		12/10/2024	
22001149	CO ISSUED		0		10/26/2022	
22001149	NEW CONSTR		439,410		01/20/2022	
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0661	10/28/2022	SW	Q	I	02	477,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY PATRICK & JE						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022;ORIG=0,0] W14 S11 W18 N11 W18 S70 E13 E1 N7 E5 N13 E31 N50 \$ FGR=[YR=2022;ORIG=-30,70] E10 S1 E20 N21 W31 S20 E1 \$ PTO=[YR=2022;ORIG=-14,0] N14 W18 S14 E18 \$ FSP=[YR=2022;ORIG=-14,0] W18 S11 E18 N11 \$ FOP=[YR=2022;ORIG=-37,70] S4 E7 N4 W1 N7 W5 S7 W1 \$.						
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV
60,000						
Common: 60,000 PRINTED 07/30/2025 BY SYS						