LOT 294
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

DITRAPANI CATHERINE V & VITO ANTHONY
75236 PONDISDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0294-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

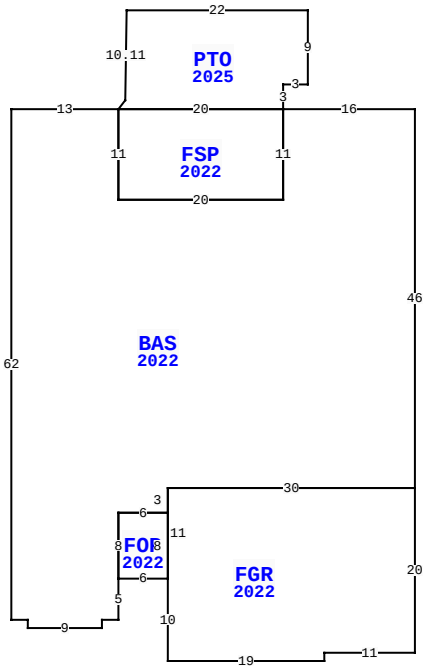
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2022	2,269	248,816
FGR	619	55	2022	340	37,284
FOP	48	30	2022	14	1,535
FSP	220	40	2022	88	9,650
PTO	257	5	2025	13	1,426
TOTALS	3,413			2,724	298,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	110.2080	110.21	300,212	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2269 HX Base Yr 2023



75236 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,711
TOTAL MARKET OB/XF VALUE		19,812
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,523
SOH/AGL Deduction		71,684
ASSESSED VALUE		306,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,117
TOTAL JUST VALUE		378,523
NCON VALUE		11,535
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007434	0911 12*19	10,970	06/24/2024
22004226	CO ISSUED	0	11/29/2022
22004226	NEW CONSTR	381,531	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0639	11/30/2022	SW	Q	I	01	421,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DITRAPANI CATHERINE						
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] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 $
FGR=[YR=2022;ORIG=-30,57] S10 E19 N1 E11 N20 W30 S11 $
PTO=[YR=2025;ORIG=-36,0] E20 N3 E3 N9 W22 D10.11L0.2 D1.1L0.10 $
FSP=[YR=2022;ORIG=-16,0] W20 S11 E20 N11 $
FOP=[YR=2022;ORIG=-36,57] E6 N8 W6 S8 $
.

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	980.00	SF	10.00	10.00	100	2022	2022	3	99	9,702	
2	0911	SCRN RM A	0	100	19	12	228.00	SF	17.50	17.50	100	2025	2024		100	3,990	
3	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2025	2024		100	5,520	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 19,812

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	60.00	125.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS