LOT 295
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

CARLSON KEVIN JOHN & LINA M/GARCIA LIDA SALAZAR
75228 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0295-0000

BUILDING CHARACTERISTICS

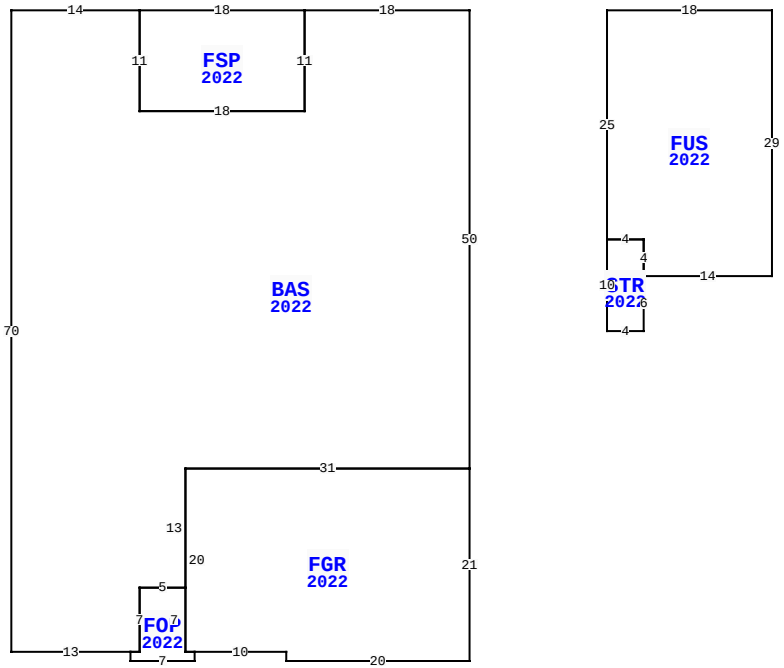
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,647	100	2022	2,647	287,384
FGR	640	55	2022	352	38,217
FOP	42	30	2022	13	1,411
FSP	198	40	2022	79	8,577
FUS	506	100	2022	506	54,936
STR	40	10	2022	4	435
TOTALS	4,073			3,601	390,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,601	109.1700	109.17	393,121	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2025 Heated Area: 3153 HX Base Yr 2025



75228 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		390,959
TOTAL MARKET OB/XF VALUE		8,217
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		459,176
SOH/AGL Deduction		0
ASSESSED VALUE		459,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		408,454
TOTAL JUST VALUE		459,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001119	CO ISSUED	0	10/26/2022
22001119	NEW CONSTR	512,445	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/104	3/20/2024	WD	Q	I	01	579,000
GRANTOR: ASHCROFT DANA J & KEV						
GRANTEE: CARLSON KEVIN JOHN						
2599/1866	10/28/2022	SW	Q	I	02	551,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ASHCROFT DANA JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S1 E7 N1 FGR=[YR=2022] E10 S1 E20 N21 W31 S20 E1$ W1 N7 W5 S7 W1$ E1 N7 E5 N13 E31 N50$ PTR= E15 FUS=[YR=2022] E18 S29 W14 STR=[YR=2022] S6 W4 N10 E4 S4$ N4 W4 N25$ W15$.

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	830.00	SF	10.00	10.00	100	2022	2022	3	99	8,217	

LAND DESCRIPTION

TOTAL OB/XF 8,217

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 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