

LOT 300
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

RILEY MICHAEL/DOERR ROBIN
75188 PONDSIDE LN
YULEE, FL 32097

2025

10-2N-26-2010-0300-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,654	100
FGR	620	55
FOP	56	30
FSP	198	40
TOTALS	3,528	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,091	106.2600	106.26	328,450	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2654 HX Base Yr 2025											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,654	100	2022	2,654	280,604						
FGR	620	55	2022	341	36,054						
FOP	56	30	2022	17	1,797						
FSP	198	40	2022	79	8,353						
TOTALS	3,528			3,091	326,808						

75188 PONDSIDE LN, YULEE											
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0 100	0 0	827.00	SF	10.00	10.00	100	2022	2022
TOTAL OB/XF 8,187											

LAND DESCRIPTION										TOTAL OB/XF							8,187	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		
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