LOT 301
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

PETTIGROSSI GERARD III
75180 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0301-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

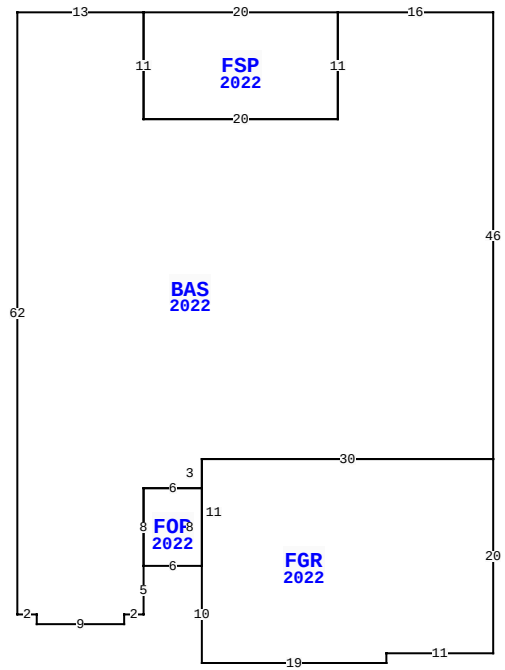
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	247,811
FGR	619	55	2022	340	37,134
FOP	48	30	2022	14	1,529
FSP	220	40	2022	88	9,611
TOTALS	3,156			2,711	296,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	109.8240	109.82	297,722	2022	2022	0	0	0	0.55	99.45

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



75180 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		296,085
TOTAL MARKET OB/XF VALUE		8,672
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		364,757
SOH/AGL Deduction		174,375
ASSESSED VALUE		190,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,660
TOTAL JUST VALUE		364,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2204258	CO ISSUED	0	12/15/2022
22004258	NEW CONSTR	381,531	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1234	11/23/2022	SW	Q	I	02	437,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PETTIGROSSI GERARD						
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] W16 FSP=[YR=2022] W20 S11 E20 N11$ S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S10 E19 N1 E11 N20 W30 S11$ N8 W6 S8$ N8 E6 N3 E30 N46$.

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	876.00	SF	10.00	10.00	100	2022	2022	3	99	8,672	

LAND DESCRIPTION

TOTAL OB/XF 8,672

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 12/13/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS