

IRIM MICHAEL EDWARD JR & GERALDINE JEANINE
75160 PONDSIDE LN
YULEE, FL 32097

10-2N-26-2010-0303-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE								295,391
TOTAL MARKET OB/XF VALUE								8,860
TOTAL LAND VALUE - MARKET								60,000
TOTAL MARKET VALUE								364,251
SOH/AGL Deduction								0
ASSESSED VALUE								364,251
TOTAL EXEMPTION VALUE				HX HB VX				55,722
BASE TAXABLE VALUE								308,529
TOTAL JUST VALUE								364,251
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								354,476
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
C22-04722		CO					04/21/2023	
22004722		NEW CONSTR			381,531		03/28/2022	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/1091		4/25/2023		SW	Q	I	01	421,100
GRANTOR: LENNAR HOMES LLC								
GRANTEE: RIMI MICHAEL EDWARD								
2541/0731		2/18/2022		SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE								
GRANTEE: LENNAR HOMES LLC								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2024;ORIG=20,30] E16 S11 E20 N11 E13 S62 W2 S1 W9 N1 W2 N5 N8 W6 N3 W30 N46 \$ FGR=[YR=2024;ORIG=20,76] E30 S3 S8 S10 W19 N1 W11 N20 \$ FSP=[YR=2024;ORIG=36,30] E20 S11 W20 N11 \$ FOP=[YR=2024;ORIG=50,79] E6 S8 W6 N8 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
60,000								
Common: 60,000				PRINTED 07/30/2025 BY SYS				