LOT 305
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

FELTES JOHN W & PAMELA J
75144 PONDISDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0305-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

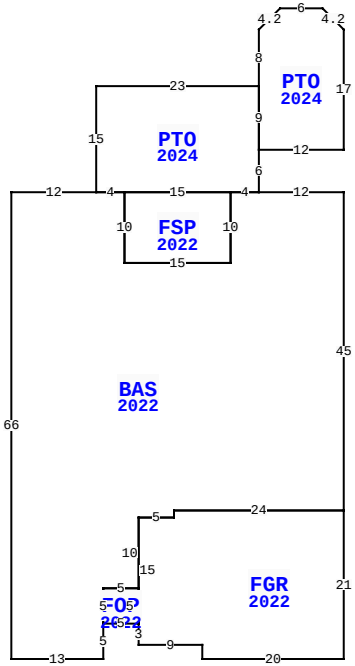
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2022	2,298	257,561
FGR	586	55	2022	322	36,089
FOP	25	30	2022	8	897
FSP	150	40	2022	60	6,725
PTO	231	5	2024	12	1,345
PTO	345	5	2024	17	1,905
TOTALS	3,635			2,717	304,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	112.7040	112.70	306,206	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2298 HX Base Yr 2023



75144 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		304,522
TOTAL MARKET OB/XF VALUE		14,212
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,734
SOH/AGL Deduction		1,697
ASSESSED VALUE		377,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,315
TOTAL JUST VALUE		378,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003614	SCRN ENCLSR	11,733	03/17/2023
22003841	CO ISSUED	0	11/30/2022
22003841	NEW CONSTR	376,981	03/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0614	11/30/2022	SW	Q	I	02	410,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FELTES JOHN W & PAM						
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=2022;ORIG=0,0] W12 W4 S10 W15 N10 W4 W12 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 $
FGR=[YR=2022;ORIG=-29,61] S3 E9 S2 E20 N21 W24 S1 W5 S15 $
PTO=[YR=2024;ORIG=-35,-15] S15 E4 E15 E4 N6 N9 W23 $
FSP=[YR=2022;ORIG=-16,0] W15 S10 E15 N10 $
FOP=[YR=2022;ORIG=-34,61] E5 N5 W5 S5 $
PTO=[YR=2024;ORIG=-12,-23] S8 S9 E12 N17 U3L3 W6 D3L3 $
.

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	844.00	SF	10.00	10.00	100	2022	2022	3	99	8,356	
2	0911	SCRN RM A	0	100	23	15	345.00	SF	17.50	17.50	100	2024	2023		97	5,856	

LAND DESCRIPTION

TOTAL OB/XF 14,212

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 06/26/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS