LOT 307
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

THIBAULT HELEN B & LOUIS G JR
75125 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0307-0000

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 100
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
Quality	03	Quality Level 03

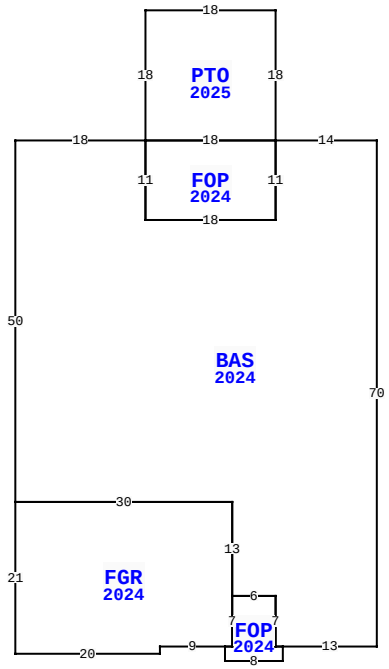
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2024	2,660	298,558
FGR	620	55	2024	341	38,274
FOP	58	30	2024	17	1,908
FOP	198	30	2024	59	6,622
PTO	324	5	2025	16	1,796
TOTALS	3,860			3,093	347,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,093	112.2400	112.24	347,158	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2660 HX Base Yr 2024



75125 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		347,158
TOTAL MARKET OB/XF VALUE		15,130
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		422,288
SOH/AGL Deduction		254,672
ASSESSED VALUE		167,616
TOTAL EXEMPTION VALUE	SX HX HB VX	105,722
BASE TAXABLE VALUE		61,894
TOTAL JUST VALUE		422,288
NCON VALUE		6,032
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001882	18' X 18' SCREEN	9,500	02/16/2024
22003831	CO ISSUED	0	02/15/2023
22003831	NEW CONSTR	439,081	03/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1969	2/22/2023	SW	Q	I	01	494,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: THIBAULT HELEN BETH						
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=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 $
FOP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 $
PTO=[YR=2025;ORIG=38,30] E18 N18 W18 S18 $
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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	865.00	SF	10.00	10.00	100	2024	2023		100	8,650	
2	0912	SCRN RM G	0	100	18	18	324.00	SF	20.00	20.00	100	2025	2024		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 15,130

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	000134	C	RES POND	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/26/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS