LOT 309
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MANCO RHONDA MARIE ET AL/MORIN ROBERT HENRY
75141 PONDSIDE LANE
YULEE, FL 32097

**2025**

**10-2N-26-2010-0309-0000**

## BUILDING CHARACTERISTICS

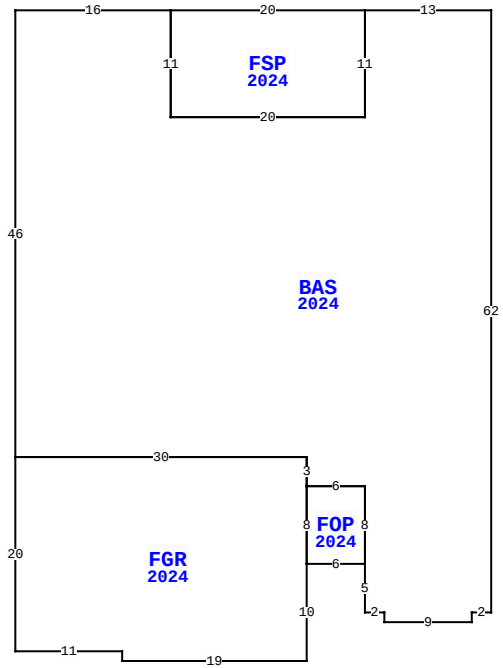
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,269 | 100 | 2024 | 2,269 | 247,230 |
| FGR | 619 | 55 | 2024 | 340 | 37,046 |
| FOP | 48 | 30 | 2024 | 14 | 1,525 |
| FSP | 220 | 40 | 2024 | 88 | 9,588 |
| TOTALS | 3,156 | | | 2,711 | 295,391 |

## 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 | 108.9600 | 108.96 | 295,391 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2269 HX Base Yr 2024




75141 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 | | 295,391 |
| TOTAL MARKET OB/XF VALUE | | 9,080 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 364,471 |
| SOH/AGL Deduction | | 78,670 |
| ASSESSED VALUE | | 285,801 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 235,079 |
| TOTAL JUST VALUE | | 364,471 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2204470 | CO | | 04/17/2023 |
| 22004470 | NEW CONSTR | 381,531 | 03/22/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2634/609 | 4/26/2023 | SW | Q | I | 01 | 421,100 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: MANCO RHONDA MARIE | | | | | | |
| 2541/0731 | 2/18/2022 | SW | Q | V | 05 | 3,603,900 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## 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 | 908.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 9,080 | |

## 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 $
.

## LAND DESCRIPTION

TOTAL OB/XF 9,080

| 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 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS