LOT 312
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

LAST RONALD JAY & CAROLE J
75165 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0312-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

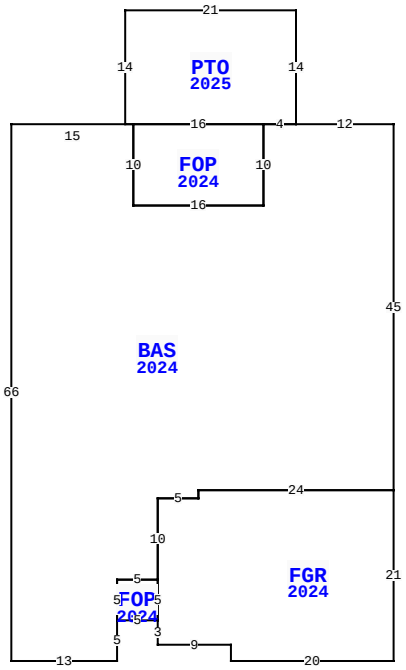
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2024	2,288	255,890
FGR	586	55	2024	322	36,012
FOP	25	30	2024	8	895
FOP	160	30	2024	48	5,368
PTO	294	5	2025	15	1,678
TOTALS	3,353			2,681	299,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	111.8400	111.84	299,843	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2288 HX Base Yr 2024



75165 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		299,843
TOTAL MARKET OB/XF VALUE		14,560
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		374,403
SOH/AGL Deduction		0
ASSESSED VALUE		374,403
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		273,681
TOTAL JUST VALUE		374,403
NCON VALUE		5,768
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002916	ADD SCREEN WALLS	9,437	03/13/2024
22003954	CO ISSUED	0	03/14/2023
22003954	NEW CONSTR	376,981	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1636	3/30/2023	SW	Q	I	01	417,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LAST RONALD JAY & C						
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=67,30] W12 W4 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 $
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 $
FOP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 $
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 $
PTO=[YR=2025;ORIG=55,30] W4 W16 W1 N14 E21 S14 $
.

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	868.00	SF	10.00	10.00	100	2024	2023		100	8,680	
2	0912	SCRN RM G	0	100	21	14	294.00	SF	20.00	20.00	100	2025	2024		100	5,880	

LAND DESCRIPTION

TOTAL OB/XF 14,560

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