LOT 313
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

GRUBER NEIL & PAULA L/E/
75173 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0313-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

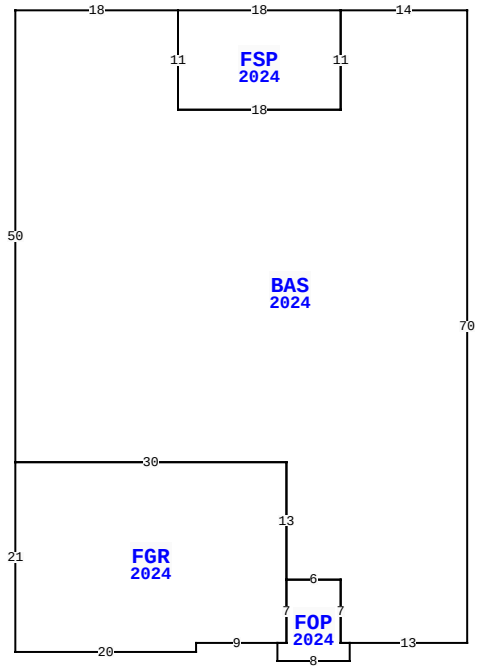
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,660	100	2024	2,660	282,652
FGR	620	55	2024	341	36,235
FOP	58	30	2024	17	1,806
FSP	198	40	2024	79	8,395
TOTALS	3,536			3,097	329,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,097	106.2600	106.26	329,087	2023	2023	0	0	0	0.00	100.00

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



75173 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		329,087
TOTAL MARKET OB/XF VALUE		8,670
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,757
SOH/AGL Deduction		150,025
ASSESSED VALUE		247,732
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		192,010
TOTAL JUST VALUE		397,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003974	CO ISSUED	0	03/10/2023
22003974	NEW CONSTR	439,081	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/1924	10/13/2023	LE	U	V	11	100
GRANTOR: GRUBER NEIL & PAULA						
GRANTEE: GRUBER NEIL & PAULA						
2628/1488	3/30/2023	SW	Q	I	01	453,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GRUBER NEIL & PAULA						

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 $
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 $
.

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	867.00	SF	10.00	10.00	100	2024	2023		100	8,670	

LAND DESCRIPTION

TOTAL OB/XF 8,670

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 04/21/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS