LOT 314
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MURPHY DANIEL P & CHRIS ELLEN
75181 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0314-0000

BUILDING CHARACTERISTICS

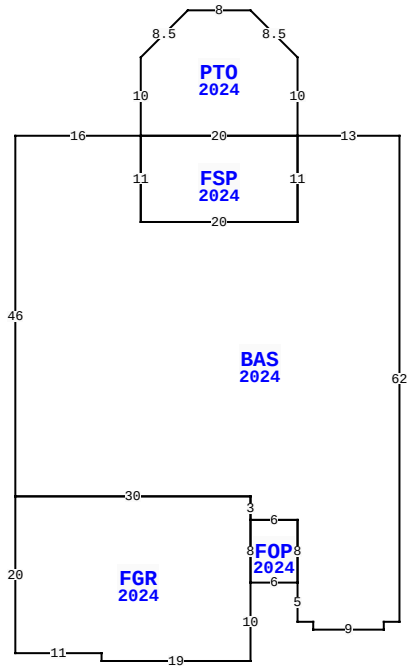
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
PTO	284	5	2024	14	1,525
TOTALS	3,440			2,725	296,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	108.9600	108.96	296,916	2023	2023	0	0	0	0.00	100.00

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



75181 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,916
TOTAL MARKET OB/XF VALUE		9,030
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		365,946
SOH/AGL Deduction		0
ASSESSED VALUE		365,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,224
TOTAL JUST VALUE		365,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004270	CO ISSUED	0	03/03/2023
22004270	NEW CONSTR	381,531	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1430	3/22/2023	SW	Q	I	01	422,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY DANIEL PATRI						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
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	903.00	SF	10.00	10.00	100	2024	2023		100	9,030	

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 $
PTO=[YR=2024;ORIG=56,20] S10 W20 N10 U6R6 E8 D6R6 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,030

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