

LOT 315
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MILLER DAVID HERBERT & MEG
75189 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0315-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	278,901
FGR	620	55	2024	341	35,754
FOP	58	30	2024	17	1,782
FSP	198	40	2024	79	8,283
FUS	502	100	2024	502	52,635
PTO	434	5	2025	22	2,307
STR	44	10	2024	4	419
TOTALS	4,516			3,625	380,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,625	104.8500	104.85	380,081	2023	2023	0	0	0	0.00100.00
1 SINGLE FAM - 100% - 2024						Heated Area: 3162		HX Base Yr 2024			
BLD DATE						LGL DATE					
XF DATE						LAND DATE		04/03/2025 MLU			

EXTRA FEATURES							75189 PONDSIDE LN, YULEE				INC DATE				AG DATE			
L N	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	886.00	SF	10.00	10.00	100	2024	2023		100	8,860		
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2025	2024		100	4,800		
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900		