

IDRISSI SOPHIA ASSAAD
75197 PONDSIDE LN
YULEE, FL 32097

10-2N-26-2010-0316-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floor
Interior Floor

1114CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0314CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02WOOD FRAME 100

Stories
Units

1.1. 100
0 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5020.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,66010020242,660282,652
FGR62055202434136,235
FOP58302024171,806
FSP198402024798,395

TOTALS

3,5363,097329,087

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10855CONC PAVER010000938.00SF10.0010.00100202420231009,380

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRESPOND100PUD60.00120.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,097106.2600106.26329,087202320230000.00100.00

SINGLE FAM - 100% - 2024

Heated Area: 2660

HX Base Yr 2024

FSP2024

BAS2024

FGR2024

FOP2024

BLD DATEXF DATEINC DATE

75197 PONDSIDE LN, YULEE

LGL DATELAND DATEAG DATE

04/03/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE329,087

TOTAL MARKET OB/XF VALUE9,380

TOTAL MARKET VALUE60,000

TOTAL LAND VALUE - MARKET398,467

SOH/AGL Deduction221

ASSESSED VALUE398,246

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE347,524

TOTAL JUST VALUE398,467

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE387,022

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2635/11964/27/2023SWQI01420,000

GRANTOR: LENNAR HOMES LLC

GRANTEE: IDRISSI SOPHIA ASSA

2541/07312/18/2022SWQV053,603,900

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$