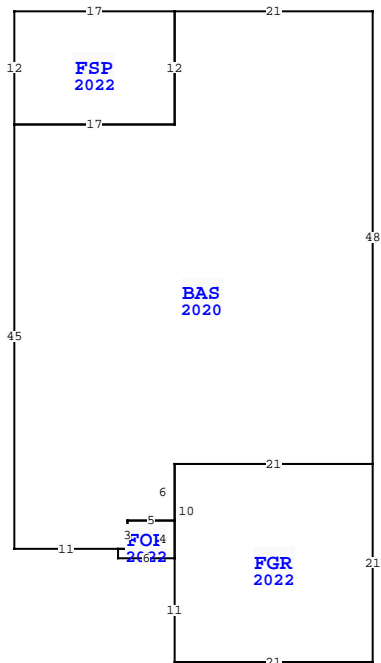


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,089	113.1900	113.19	236,454	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 1758 HX Base Yr 2023													



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	1,758	100	2020	1,758	197,993
FGR	441	55	2022	243	27,367
FOP	21	30	2022	6	676
FSP	204	40	2022	82	9,236
TOTALS	2,424			2,089	235,272

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				235,272
TOTAL MARKET OB/XF VALUE				6,257
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				301,529
SOH/AGL Deduction				26,666
ASSESSED VALUE				274,863
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				224,141
TOTAL JUST VALUE				301,529
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				295,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003257	CO ISSUED	0	11/30/2022
22003257	NEW CONSTR	290,195	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0821	11/29/2022	SW	Q	I	02	375,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LEECH DONALD WAYNE						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES																
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	632.00	SF	10.00	10.00	100	2022	2022	3	99	6,257	

75479 PONDSIDE LN, YULEE										BLD DATE		LGL DATE		04/03/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=2020] W21 FSP=[YR=2022] W17 S12 E17 N12\$ S12 W17
 S45 E11 FOP=[YR=2022] S1 E6 FGR=[YR=2022] S11 E21 N21 W21
 S10\$ N4 W5 S3 W1\$ E1 N3 E5 N6 E21 N48\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	88.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							