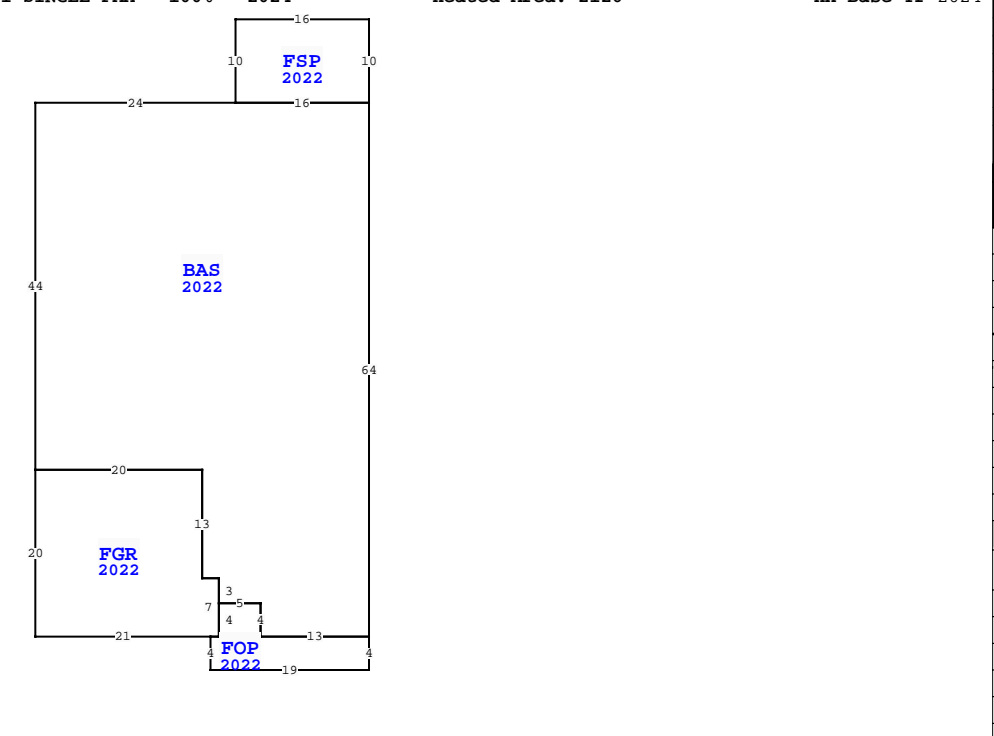


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,447	111.2300	111.23	272,180	2022	2022	0	0	0	0.50	99.50



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	2,126	100	2022	2,126	235,293
FGR	414	55	2022	228	25,233
FOP	96	30	2022	29	3,210
FSP	160	40	2022	64	7,083
TOTALS	2,796			2,447	270,819

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 PAVR	0	100	0	569.00	SF	10.00	10.00	100	2022	2022	3	99	5,633	

75503 PONDISIDE LN, YULEE	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	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				270,819
TOTAL MARKET OB/XF VALUE				5,633
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				336,452
SOH/AGL Deduction				0
ASSESSED VALUE				336,452
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				285,730
TOTAL JUST VALUE				336,452
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				329,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003236	CO ISSUED	0	11/29/2022
22003236	NEW CONSTR	347,865	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1809	11/30/2022	SW	Q	I	01	402,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAJERCIN JEROME ALL						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S4 E19 N4 W13 N4 W5 S4 W1\$ E1 N7 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64 W16\$ E16 N10\$.

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								