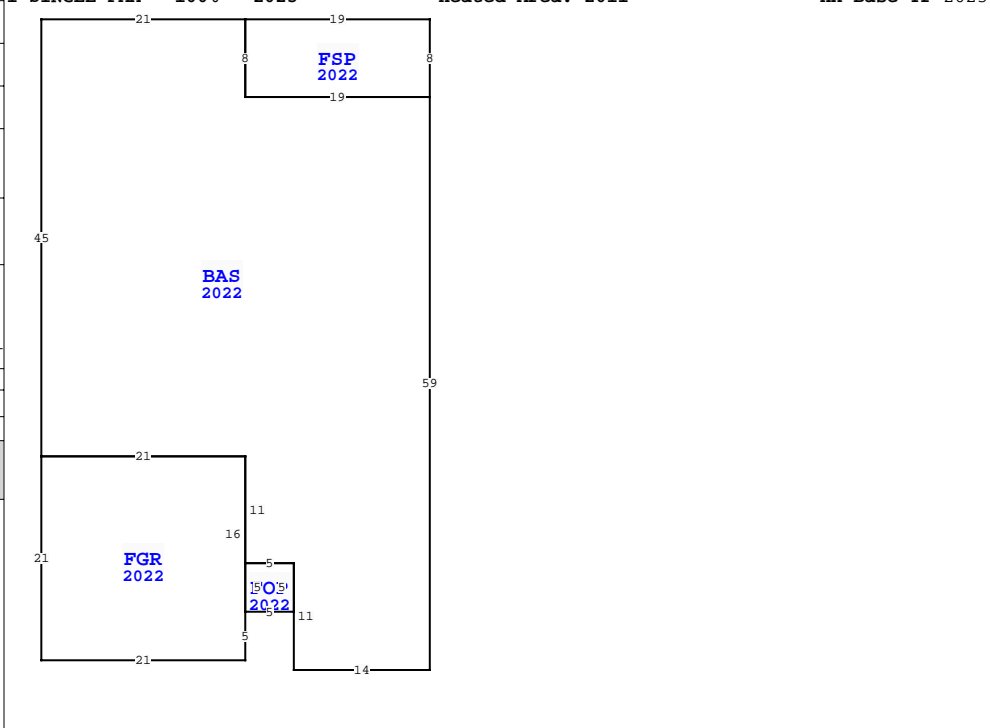


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,323	116.4240	116.42	270,444	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	2,011	100	2022	2,011	232,950
FGR	441	55	2022	243	28,149
FOP	25	30	2022	8	926
FSP	152	40	2022	61	7,066
TOTALS	2,629			2,323	269,092

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	0	605.00	UT	10.00	10.00	100	2022	2022	3	99	5,990	
2	0462	ST/AL FNC	0	100	114	0	570.00	SF	10.00	10.00	100	2022	2022	3	95	5,415	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

75559 PONDSIDE LN, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				269,092
TOTAL MARKET OB/XF VALUE				11,993
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				341,085
SOH/AGL Deduction				413
ASSESSED VALUE				340,672
TOTAL EXEMPTION VALUE	13 HX HB WX			340,672
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				341,085
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				334,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000024	CO ISSUED	0	09/13/2022
22000024	NEW CONSTR	331,441	01/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0047	8/31/2022	SW	Q	I	02	365,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LORD PENNY HOPE LIV						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N5 FOP=[YR=2022] E5 N5 W5 S5\$ N16 W21\$ E21 S11 E5 S11 E14 N59 W19 N8\$ S8 E19 N8\$.

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									