LOT 342
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MCCORMICK PATRICK D & KELLY MARIE
75567 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0342-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 05

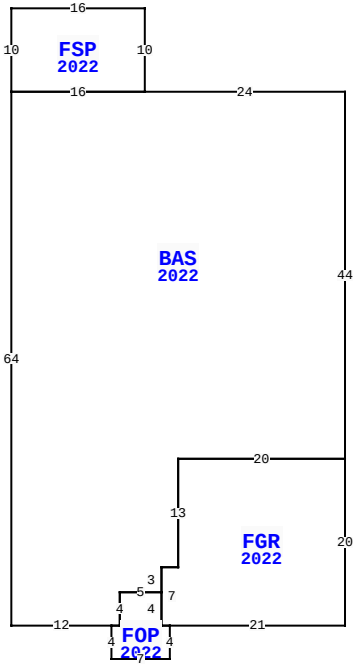
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2022	2,126	237,979
FGR	414	55	2022	228	25,522
FOP	48	30	2022	14	1,567
FSP	160	40	2022	64	7,164
TOTALS	2,748			2,432	272,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	112.5040	112.50	273,600	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2126 HX Base Yr 2023



75567 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,232
TOTAL MARKET OB/XF VALUE	5,811
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	338,043
SOH/AGL Deduction	1,226
ASSESSED VALUE	336,817
TOTAL EXEMPTION VALUE	VX HX HB 55,722
BASE TAXABLE VALUE	281,095
TOTAL JUST VALUE	338,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000024	CO ISSUED	0	09/13/2022
22000031	NEW CONSTR	346,278	01/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1581	8/30/2022	SW	Q	I	01	383,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCORMICK PATRICK D						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FSP=[YR=2022] N10 W16 S10 E16$ W16 S64 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7 E1$ W1 N4 W5 S4 W1$ E1 N4 E5 N3 E2 N13 E20 N44$.

EXTRA FEATURES

LN	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	587.00	SF	10.00	10.00	100	2022	2022	3	99	5,811	

TOTAL OB/XF 5,811

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/11/2022 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS