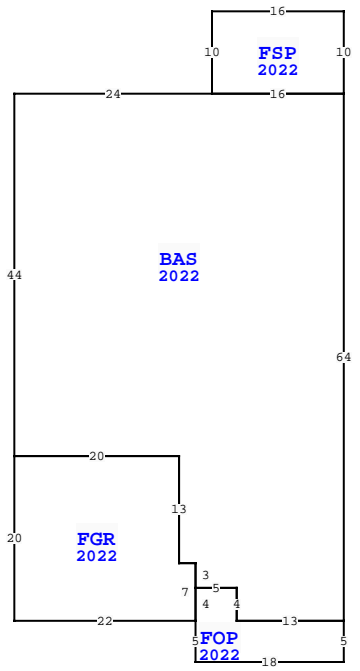




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	2,126	100
FGR	414	55
FOP	110	30
FSP	160	40
TOTALS	2,810	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,451	110.2080	110.21	270,125	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2126 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,774
TOTAL MARKET OB/XF VALUE		5,623
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		334,397
SOH/AGL Deduction		1,114
ASSESSED VALUE		333,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,561
TOTAL JUST VALUE		334,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001583	CO ISSUED	0	10/30/2022
22001583	NEW CONSTR	347,865	01/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0621	8/31/2022	SW	Q	I	01	371,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LAVIGNE JEAN PIERRE						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
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	
1	0855	CONC PAVER	0	100	0	0	568.00	10.00	10.00	100	2022	2022	3
75578 PONDSIDE LN, YULEE													

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

BUILDING NOTES												
BUILDING DIMENSIONS												
FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E22 FOP=[YR=2022] S5 E18 N5 W13 N4 W5 S4\$ 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	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								