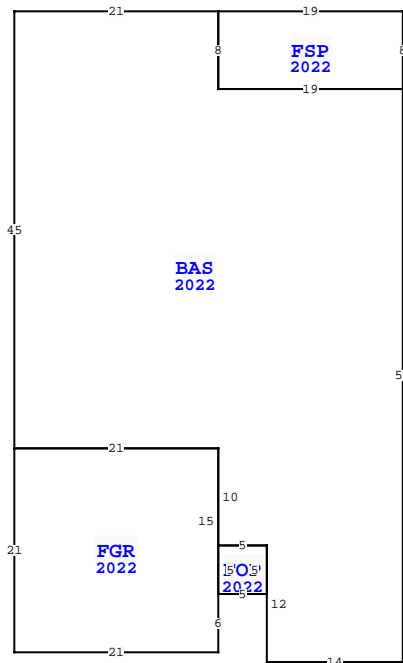


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,318	116.0320	116.03	268,958	2022	2022	0	0	0	0.55	99.45		
1 SINGLE FAM - 100% - 2023 Heated Area: 2006 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	2,006	100	2022	2,006	231,476
FGR	441	55	2022	243	28,040
FOP	25	30	2022	8	923
FSP	152	40	2022	61	7,039
TOTALS	2,624			2,318	267,479

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				267,479
TOTAL MARKET OB/XF VALUE				6,752
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				334,231
SOH/AGL Deduction				837
ASSESSED VALUE				333,394
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				282,672
TOTAL JUST VALUE				334,231
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				327,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203919	CO ISSUED	0	12/20/2022
22003919	NEW CONSTR	331,441	03/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1587	11/30/2022	SW	Q	I	01	395,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GOLDSETH MATTHEW JA						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES	75476 PONDSIDE LN, YULEE	BLD DATE		LGL DATE	04/03/2025	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES									

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	0		682.00	SF	10.00				6,752	

BUILDING DIMENSIONS									
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 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	000135	C	RES NATURAL	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							