

LOT 357
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

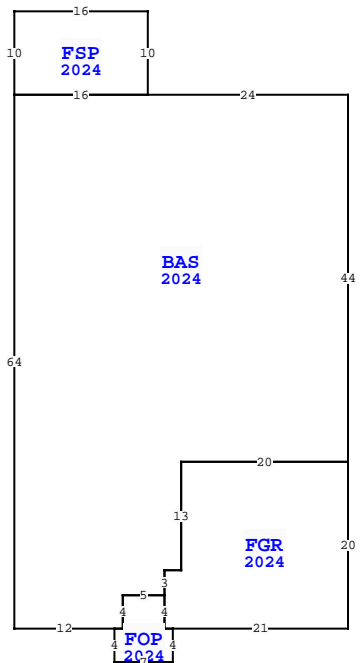
ZISKIND CHARLES
 75468 PONDSIDE LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0357-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floo	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
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
BAS	2,126	100	2024
FGR	414	55	2024
FOP	48	30	2024
FSP	160	40	2024
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		270,511	2023	2023	0	0	0.00	100.00
				Heated Area:	2126	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,511
TOTAL MARKET OB/XF VALUE			8,570
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			339,081
SOH/AGL Deduction			0
ASSESSED VALUE			339,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			339,081
TOTAL JUST VALUE			339,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004253	CO ISSUED	0	01/30/2023
22004253	NEW CONSTR	346,278	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0649	1/30/2023	SW	Q	I	01	381,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ZISKIND CHARLES						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
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
1	0855	CONC PAVER	0	0	0	857.00	SF	10.00	10.00	100	2024

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W1 W12 N64 \$	
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 \$	
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 \$	
FOP=[YR=2024;ORIG=42,68] N4 E1 N4 E5 S4 E1 S4 W7 \$	

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	0		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							