LOT 360
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

BARBOUR MICHAEL/SNIZEK RANDALL JOSEPH
75444 PONDSIDE LN
YULEE, FL 32097

2025

10-2N-26-2010-0360-0000

NASSAU COUNTY PROPERTY

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 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

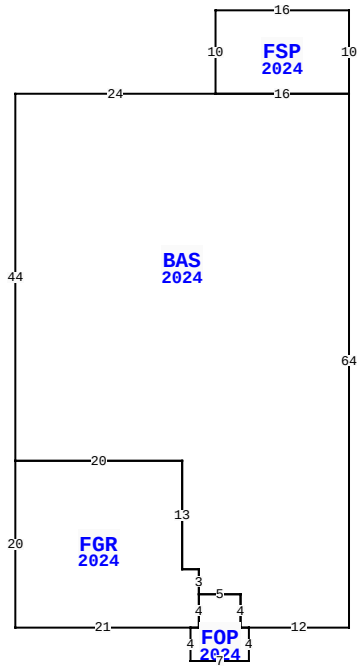
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2024	2,126	236,475
FGR	414	55	2024	228	25,360
FOP	48	30	2024	14	1,557
FSP	160	40	2024	64	7,119
TOTALS	2,748			2,432	270,511

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	111.2300	111.23	270,511	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2126 HX Base Yr 2024



75444 PONDSIDE LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,511
TOTAL MARKET OB/XF VALUE		6,140
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		336,651
SOH/AGL Deduction		115,091
ASSESSED VALUE		221,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,838
TOTAL JUST VALUE		336,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004280	CO ISSUED	0	04/12/2023
22004280	NEW CONSTR	346,278	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/1114	4/25/2023	SW	Q	I	01	381,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BARBOUR MICHAEL ET						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	614.00	SF	10.00	10.00	100	2024	2023		100	6,140	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E1 E12 N64 $
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 $
FSP=[YR=2024;ORIG=70,0] W16 N10 E16 S10 $
FOP=[YR=2024;ORIG=58,68] N4 W1 N4 W5 S4 W1 S4 E7 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,140

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	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							

REVIEW DATE 04/26/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS