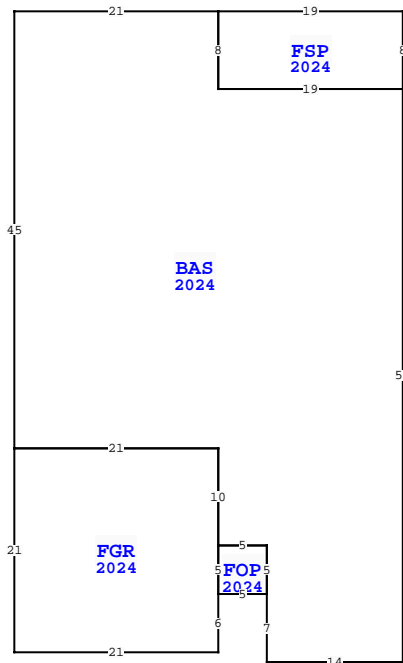


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100

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	115.1500	115.15	266,918	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2006 HX Base Yr 2024												



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	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
TOTALS	2,624			2,318	266,918

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,918
TOTAL MARKET OB/XF VALUE			6,230
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			333,148
SOH/AGL Deduction			59,209
ASSESSED VALUE			273,939
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			223,217
TOTAL JUST VALUE			333,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208854	CO		05/24/2023
B2208854	NEW CONSTR	331,441	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/518	2/25/2025	WD	Q	I	01	430,000
GRANTOR: BUTTRILL ANDREW ELLIS						
GRANTEE: CLAYTON CLARENCE GI						
2643/718	5/25/2023	SW	Q	I	01	360,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BUTTRILL ANDREW ELL						

EXTRA FEATURES	75356 PONDSIDE LN, YULEE
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BLD DATE		LGL DATE	04/03/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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		623.00	SF	10.00			100	6,230	

BUILDING NOTES	
BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$	
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$	
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$	
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$	
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$	
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$	
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,230																						
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	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							