

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 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	3,102	112.2400	112.24	348,168	2023	2023	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2025 Heated Area: 2660 HX Base Yr 2025

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	2,660	100	2024	2,660	298,558
FGR	620	55	2024	341	38,274
FOP	74	30	2024	22	2,469
FSP	198	40	2024	79	8,867
TOTALS	3,552			3,102	348,168

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			348,168
TOTAL MARKET OB/XF VALUE			8,910
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			417,078
SOH/AGL Deduction			0
ASSESSED VALUE			417,078
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			366,356
TOTAL JUST VALUE			417,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003975	CO ISSUED	0	02/24/2023
22003975	NEW CONSTR	439,055	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1451	2/22/2024	WD	Q	I	02	510,000

GRANTOR: CLARK MARVIN WILLIAM  
 GRANTEE: MCKEE MARK & RUTH J  
 2621/1424 2/24/2023 SW Q I 01 485,700  
 GRANTOR: LENNAR HOMES LLC  
 GRANTEE: CLARK MARVIN WILLIA

EXTRA FEATURES

75348 PONDSIDE LN, YULEE

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

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 PAVER	0	100	0	0		891.00	SF	10.00			100	8,910	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30]	E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$
FGR=[YR=2024;ORIG=40,80]	E30 S21 W20 N1 W9 W1 N7 N13 \$
FSP=[YR=2024;ORIG=34,30]	E18 S11 W18 N11 \$
FOP=[YR=2024;ORIG=34,93]	E6 S7 E1 S4 W8 N4 E1 N7 \$

LAND DESCRIPTION		TOTAL OB/XF 8,910																						
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							