LOT 404
TRIBUTARY PHASE 1A UNIT 5 OR 263

SCOTT BRIAN DAVID & MELISSA DARLENE
75104 PONDSIDE LN
YULEE, FL 32097

2025

10-2N-26-2010-0404-0000

BUILDING CHARACTERISTICS

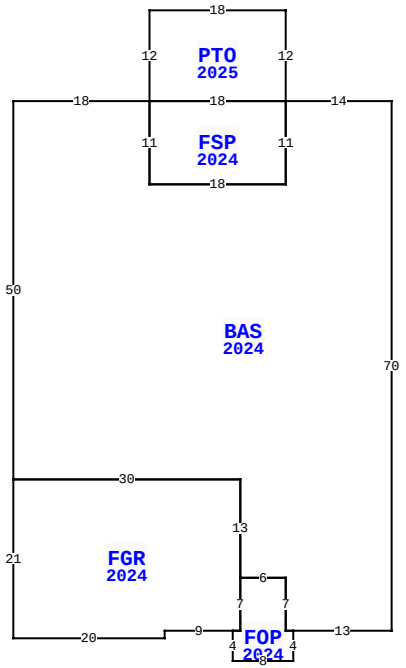
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
PTO	216	5	2025	11	1,235
TOTALS	3,768			3,113	349,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,113	112.2400	112.24	349,403	2024	2024	0	0	0	0.00	100.00

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



75104 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	349,403
TOTAL MARKET OB/XF VALUE	12,760
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	422,163
SOH/AGL Deduction	0
ASSESSED VALUE	422,163
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	371,441
TOTAL JUST VALUE	422,163
NCON VALUE	362,163
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001372	PRIVATE PROVIDER	494,590	02/05/2024
B23-08667	SFR_ 2654 HTD	494,500	07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/36	2/26/2024	SW	Q	I	01	471,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCOTT BRIAN DAVID &						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 $
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S4 E8 N4 W1 N7 $
PTO=[YR=2025;ORIG=38,30] E18 N12 W18 S12 $
.

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	976.00	SF	10.00	10.00	100	2025	2024		100	9,760	
2	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2025	2024		100	2,400	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,760

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			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/29/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS