

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 Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	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	2,269	100	2024	2,269	247,230
FGR	619	55	2024	340	37,046
FOP	48	30	2024	14	1,525
FSP	220	40	2024	88	9,588
TOTALS	3,156			2,711	295,391

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,711	108.9600	108.96	295,391	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024 Heated Area: 2269 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,391
TOTAL MARKET OB/XF VALUE			9,270
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,661
SOH/AGL Deduction			0
ASSESSED VALUE			364,661
TOTAL EXEMPTION VALUE	HX HB WX VX 13		364,661
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			364,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07538	CO		11/30/2023
B2307538	SFR	429,687	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1262	12/20/2023	SW	Q	I	02	438,500

GRANTOR: LENNAR HOMES LLC
 GRANTEE: D'ALESSIO CONCETTA
 2640/802 5/16/2023 SW Q V 05 2,352,000
 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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	927.00	SF	10.00	10.00	100	2024	2023		100	9,270	

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

BUILDING NOTES	
75052 PONDSIDE LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30] E16 S11 E20 N11 E13 S62 W2 S1 W9 N1 W2 N5 N8 W6 N3 W30 N46 \$	
FGR=[YR=2024;ORIG=20,76] E30 S3 S8 S10 W19 N1 W11 N20 \$	
FSP=[YR=2024;ORIG=36,30] E20 S11 W20 N11 \$	
FOP=[YR=2024;ORIG=50,79] E6 S8 W6 N8 \$	

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	000134	C	RES POND	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							