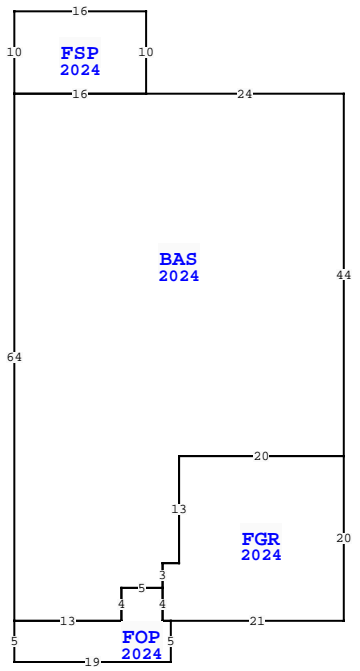




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	231,649
FGR	414	55	2024	228	24,843
FOP	115	30	2024	34	3,705
FSP	160	40	2024	64	6,973
TOTALS	2,815			2,452	267,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024								
				Heated Area: 2126							
					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			267,170
TOTAL MARKET OB/XF VALUE			5,820
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			332,990
SOH/AGL Deduction			144,123
ASSESSED VALUE			188,867
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,145
TOTAL JUST VALUE			332,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004409	CO	391,923	12/14/2023
B23-08589	SFR_2124 HTD	391,923	07/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/895	6/13/2025	WD Q	Q	I	01	427,500
GRANTOR: ADAMS JOHN ALEXANDER						
GRANTEE: NAPOLITANO CHRISTIA						
2686/1271	12/22/2023	SW Q	Q	I	02	391,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADAMS JOHN ALEXANDE						

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	0			10.00	100	2024	2023		100	5,820	

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

BUILDING NOTES	
75044 PONDSIDE LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W13 N64 \$	
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 \$	
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 \$	
FOP=[YR=2024;ORIG=30,69] N5 E13 N4 E5 S4 E1 S5 W19 \$	

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							