LOT 415
TRIBUTARY PHASE 1A UNIT 5 OR 263

HOGAN DAWN MICHELLE & WILLIAM J
75024 PONDSIDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0415-0000

BUILDING CHARACTERISTICS

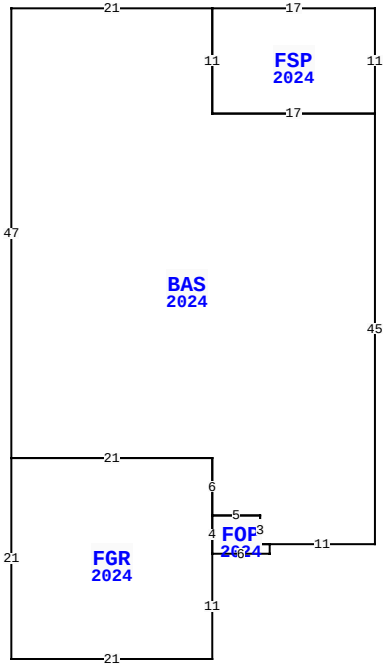
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,737	100	2024	1,737	196,611
FGR	441	55	2024	243	27,505
FOP	21	30	2024	6	679
FSP	187	40	2024	75	8,489
TOTALS	2,386			2,061	233,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	113.1900	113.19	233,285	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1737 HX Base Yr



75024 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	233,285
TOTAL MARKET OB/XF VALUE	6,250
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	299,535
SOH/AGL Deduction	0
ASSESSED VALUE	299,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,535
TOTAL JUST VALUE	299,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004180	CO	326,849	12/28/2023
B23-08638	SFR_ 1735 HTD	326,849	07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/99	5/03/2024	SW	Q	I	01	362,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOGAN DAWN MICHELLE						
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=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 $
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 $
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 $
FOP=[YR=2024;ORIG=46,52] W5 S4 E6 N1 W1 N3 $
.

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	0	0	0	625.00	SF	10.00	10.00	100	2024	2023		100	6,250	

TOTAL OB/XF 6,250

LAND DESCRIPTION

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	000134	C	RES POND	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/05/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS