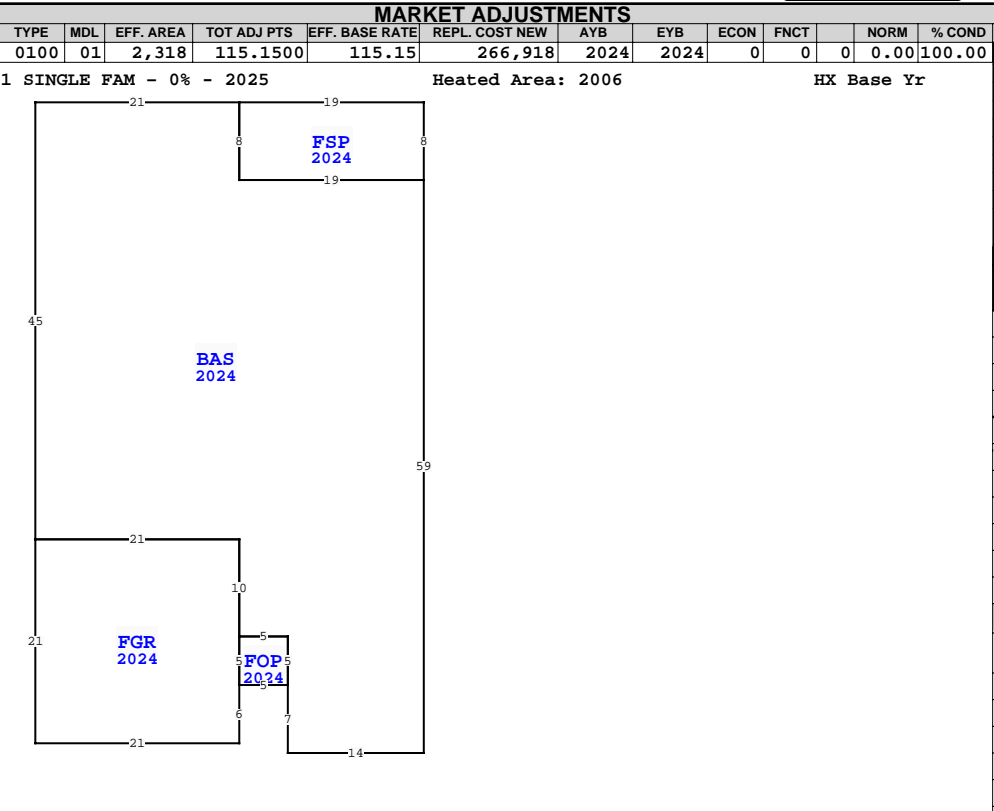


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	2,006	100	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
TOTALS	2,624			2,318	266,918



75805 PONDSIDE LN, YULEE

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

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 PAVR	0	0	0	625.00	SF	10.00	10.00	100	2025	2024		100	6,250	

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	000135	C	RES NATURAL	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

**NASSAU COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,918
TOTAL MARKET OB/XF VALUE	6,250
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	333,168
SOH/AGL Deduction	0
ASSESSED VALUE	333,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,168
TOTAL JUST VALUE	333,168
NCON VALUE	273,168
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005043	PRIVATE PROVIDER	368,811	04/29/2024
240005043	CO		04/29/2024
B230016102		368,811	12/15/2023

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1235	6/19/2024	SW	Q	I	01	378,500

GRANTOR: LENNAR HOMES LLC  
 GRANTEE: RUIZ LUIZ ANGEL  
 2680/1308 11/16/2023 SW Q V 05 1,712,000  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: LENNAR HOMES LLC

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$  
 FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$  
 FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$  
 FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$