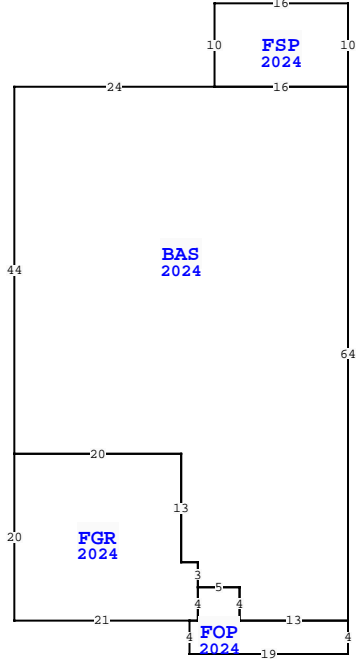


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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
BAS	2,126	100	2024
FGR	414	55	2024
FOP	96	30	2024
FSP	160	40	2024
TOTALS	2,796		

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%	- 2025		272,180	2024	2024	0	0	0.00	100.00
					Heated Area: 2126	HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,180	
TOTAL MARKET OB/XF VALUE		11,310	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		343,490	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,490	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		292,768	
TOTAL JUST VALUE		343,490	
NCON VALUE		283,490	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001404	PRIVATE PROVIDER	391,923	02/05/2024
B23-10820	SFR	391,923	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1182	2/27/2024	SW	Q	I	01	397,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STIER CINDY						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES		75861 PONDSIDE LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0855	CONC PAVER	10.00
2	0462	ST/AL FNC	10.00
3	0463	FENCE GATE	300.00

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E13 N64 \$	
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 \$	
FSP=[YR=2024;ORIG=54,0] E16 N10 W16 S10 \$	
FOP=[YR=2024;ORIG=51,68] N4 E1 N4 E5 S4 E13 S4 W19 \$	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E13 N64 \$	
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 \$	
FSP=[YR=2024;ORIG=54,0] E16 N10 W16 S10 \$	
FOP=[YR=2024;ORIG=51,68] N4 E1 N4 E5 S4 E13 S4 W19 \$	

LAND DESCRIPTION		TOTAL OB/XF										11,310												
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	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							