LOT 435
TRIBUTARY PHASE 1A UNIT 5 OR 263

OLIVER RICHARD W REVOCABLE TRUST/OLIVER RICHARD W
75869 PONDSIDE LANE
YULEE, FL 32034

2025

10-2N-26-2010-0435-0000

BUILDING CHARACTERISTICS

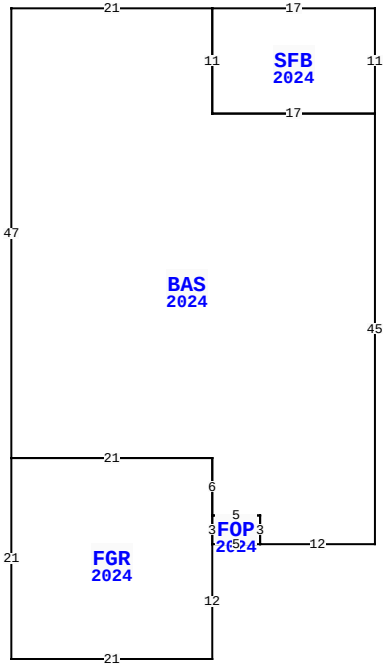
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	194,909
FGR	441	55	2024	243	27,267
FOP	15	30	2024	4	449
SFB	187	80	2024	150	16,832
TOTALS	2,380			2,134	239,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	112.2100	112.21	239,456	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1887 HX Base Yr 2025



75869 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	239,456
TOTAL MARKET OB/XF VALUE	6,310
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	305,766
SOH/AGL Deduction	0
ASSESSED VALUE	305,766
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	250,044
TOTAL JUST VALUE	305,766
NCON VALUE	245,766
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010729	CONVERT LANAI INT	22,450	09/18/2024
CO240006038	PRIVATE PROVIDER	326,650	05/20/2024
B230015684		326,650	12/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/868	8/28/2024	WD	U	I	11	100
GRANTOR: OLIVER RICHARD WILLIA						
GRANTEE: OLIVER RICHARD W RE						
2714/1946	5/28/2024	SW	Q	I	01	379,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: OLIVER RICHARD WILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E12 N45 $
FGR=[YR=2024;ORIG=41,67] N12 N3 N6 W21 S21 E21 $
SFB=[YR=2024;ORIG=58,10] W17 N11 E17 S11 $
FOP=[YR=2024;ORIG=41,52] E5 S3 W5 N3 $
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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	100	0	0	631.00	SF	10.00	10.00	100	2025	2024		100	6,310	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/10/2025 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS