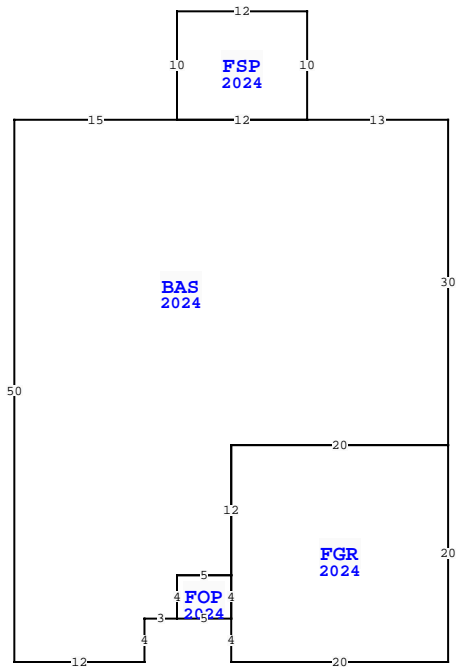


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
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	1,548	100	2024	1,548	180,342
FGR	400	55	2024	220	25,630
FOP	20	30	2024	6	699
FSP	120	40	2024	48	5,592
TOTALS	2,088			1,822	212,263

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								
					Heated Area: 1548						
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,263
TOTAL MARKET OB/XF VALUE			6,040
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			278,303
SOH/AGL Deduction			18,925
ASSESSED VALUE			259,378
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			208,656
TOTAL JUST VALUE			278,303
NCON VALUE			218,303
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006981	PRIVATE PROVIDER	286,188	06/12/2024
240006981	CO		06/12/2024
B230016104		286,188	12/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1720	6/18/2024	SW	Q	I	01	377,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MEYER KENNETH JAMES						
2680/1308	11/16/2023	SW	Q	V	05	1,712,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	604.00	SF	10.00	10.00	100	2025	2024		100	6,040	

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

BUILDING NOTES	
75706 PONDSIDE LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,0] W13 W12 W15 S50 E12 N4 E3 N4 E5 N12 E20 N30 \$	
FGR=[YR=2024;ORIG=70,50] N20 W20 S12 S4 S4 E20 \$	
FSP=[YR=2024;ORIG=45,0] E12 N10 W12 S10 \$	
FOP=[YR=2024;ORIG=45,42] E5 S4 W5 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF															6,040							
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							