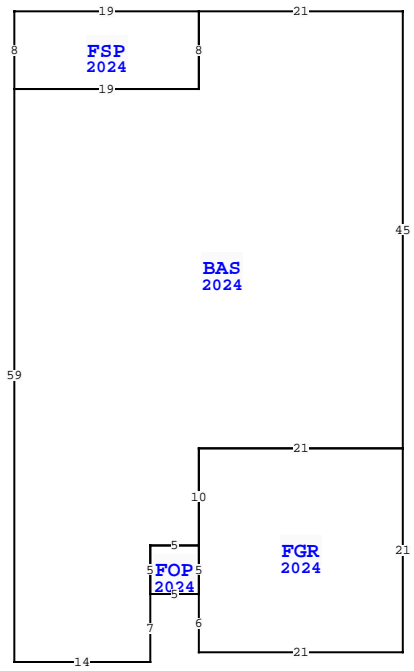


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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
BAS	2,006	100	2024
FGR	441	55	2024
FOP	25	30	2024
FSP	152	40	2024
TOTALS	2,624		

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%	- 2024								
				Heated Area: 2006							
					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		266,918	
TOTAL MARKET OB/XF VALUE		6,590	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		333,508	
SOH/AGL Deduction		103,012	
ASSESSED VALUE		230,496	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		179,774	
TOTAL JUST VALUE		333,508	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307589	SFR	373,430	06/13/2023
C23-07589	CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/88	11/15/2023	SW	Q	I	01	368,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORTON KIMBERLY ANN						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
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 PAVR	0	100	0	659.00	SF	10.00	10.00	100	2024	2023		100	6,590	

75650 PONDSIDE LN, YULEE  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/03/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 \$	
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 \$	
FSP=[YR=2024;ORIG=46,30] W19 S8 E19 N8 \$	
FOP=[YR=2024;ORIG=46,85] W5 S5 E5 N5 \$	

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	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							