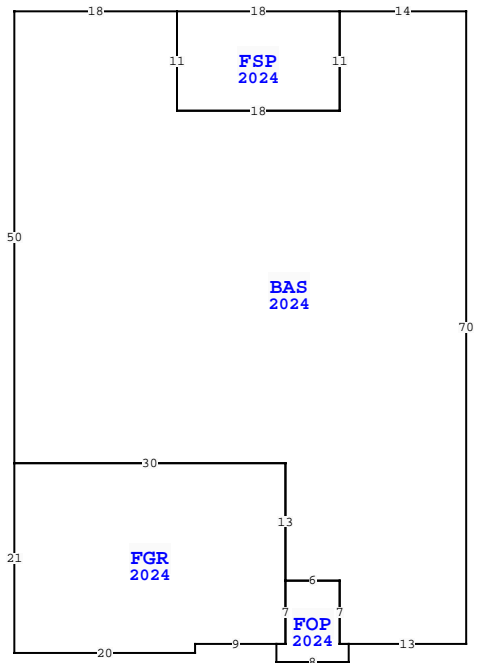


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,097	112.2400	112.24	347,607	2024	2024	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 2660 HX Base Yr 2025												



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	2,660	100	2024	2,660	298,558
FGR	620	55	2024	341	38,274
FOP	58	30	2024	17	1,908
FSP	198	40	2024	79	8,867
TOTALS	3,536			3,097	347,607

75634 PONDSIDE LN, YULEE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/03/2025 MLU

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	912.00	SF	10.00	10.00	100	2025	2024		100	9,120	

TOTAL OB/XF												
9,120												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF												
9,120												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,607
TOTAL MARKET OB/XF VALUE			9,120
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			416,727
SOH/AGL Deduction			0
ASSESSED VALUE			416,727
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			366,005
TOTAL JUST VALUE			416,727
NCON VALUE			356,727
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003900			01/08/2024
B2308164	SFR	494,628	06/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1048	2/28/2025	QC	U	I	11	100
GRANTOR: PAULSEN JOHN ALEXANDE						
GRANTEE: PAULSEN JOHN ALEXAN						
2691/1290	1/29/2024	SW	Q	I	01	478,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PAULSEN JOHN ALEXAN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$												
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$												
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$												
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 \$												