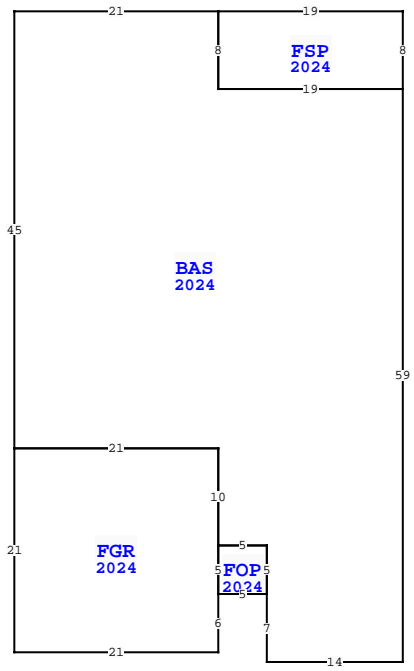


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
TOTALS	2,624			2,318	266,918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		266,918	2023	2023	0	0	0.00	100.00
					Heated Area: 2006	HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,918
TOTAL MARKET OB/XF VALUE		7,160
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		334,078
SOH/AGL Deduction		0
ASSESSED VALUE		334,078
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		334,078
TOTAL JUST VALUE		334,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07318	CO		11/15/2023
B2307318	SFR	373,430	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1038	7/17/2025	WD	Q	I	01	395,000
GRANTOR: SEPULVEDA JAMES						
GRANTEE: HASTINGS FAMILY TRU						
2682/1806	11/21/2023	SW	Q	I	02	390,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SEPULVEDA JAMES						

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	0	0	716.00	SF	10.00	10.00	100	2024	2023		100	7,160	

75599 PONDSIDE LN, YULEE
 BLD DATE: [] XF DATE: [] INC DATE: []
 LGL DATE: [] LAND DATE: 04/03/2025 AG DATE: [] MLU

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$
 FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$
 FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$
 FOP=[YR=2024;ORIG=48,85] E5 S5 W5 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	000134	C	RES POND	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							