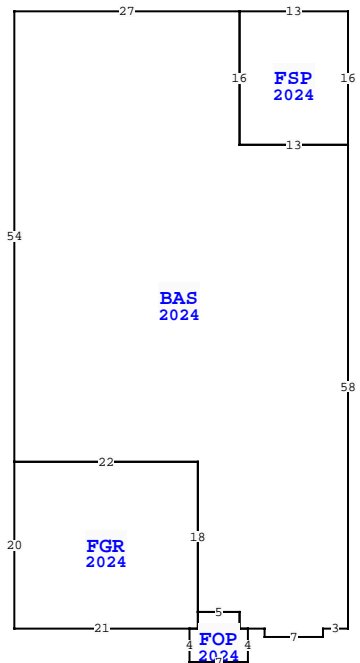


2025

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			4	100	
Bathrooms			2.5	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	2,309	100	2024	2,309	253,805
FGR	440	55	2024	242	26,601
FOP	38	30	2024	11	1,209
FSP	208	40	2024	83	9,123
TOTALS	2,995			2,645	290,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025											
Heated Area: 2309					HX Base Yr 2025						



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,738
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		356,618
SOH/AGL Deduction		26,211
ASSESSED VALUE		330,407
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,685
TOTAL JUST VALUE		356,618
NCON VALUE		296,618
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002501	PRIVATE PROVIDER	422,978	03/04/2024
B23-08640	SFR_2302	422,978	07/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2700/1597	3/19/2024	SW Q	Q	I	01	395,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADDUCE MARGARET THE						
2648/1207	6/16/2023	SW Q	Q	V	05	2,368,000
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	588.00	SF	10.00	10.00	100	2025	2024		100	5,880	

75013 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=54,0] W27 S54 E22 S18 E5 S2 E1 E2 S1 E7 N1 E3 N58 W13 N16 \$
 FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$
 FSP=[YR=2024;ORIG=67,16] W13 N16 E13 S16 \$
 FOP=[YR=2024;ORIG=54,74] N2 W5 S2 W1 S4 E7 N4 W1 \$

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	000100	C	RES	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							