LOT 287
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

HOPF WILLIAM HERBERT & SANDRA GODBOLT
75300 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0287-0000

BUILDING CHARACTERISTICS

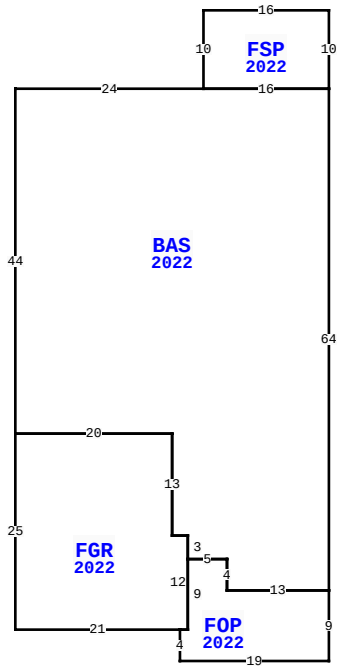
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,126	100	2022	2,126	245,351
FGR	524	55	2022	288	33,236
FOP	186	30	2022	56	6,462
FSP	160	40	2022	64	7,386
TOTALS	2,996			2,534	292,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	111.0720	116.63	295,540	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2024 Heated Area: 2126 HX Base Yr 2024



75300 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,437
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		359,437
SOH/AGL Deduction		164,889
ASSESSED VALUE		194,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,137
TOTAL JUST VALUE		359,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203086	CO'D - LONGER SAL		08/08/2023
22003086	NEW CONSTR	357,237	02/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/589	8/29/2023	SW	Q	I	01	404,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOPF WILLIAM HERBER						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-16,10] W24 S44 E20 S13 E2 S3 E5 S4 E13 N64 W16 $
FGR=[YR=2022;ORIG=-40,54] S25 E21 E1 N12 W2 N13 W20 $
FOP=[YR=2022;ORIG=-19,79] S4 E19 N9 W13 N4 W5 S9 W1 $
FSP=[YR=2022;ORIG=0,0] W16 S10 E16 N10 $
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EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0003	PUD	47.00	125.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS