

WARDEN LINDA CARNES & RALPH E
75260 PONDSIDE LANE
YULEE, FL 32097

10-2N-26-2010-0291-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90
Exterior Wall21STONE 10
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor11CLAY TILE 50
Interior Floor14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
 1. 1. 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2022	2,006	241,825
FGR	441	55	2022	243	29,294
FOP	25	30	2022	8	965
FSP	152	40	2022	61	7,354

TOTALS2,6242,318279,437

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01002,318116.0320121.83282,40220222022001.0598.95

1 SINGLE FAM 100% - 2023 Heated Area: 2006 HX Base Yr 2023

The diagram illustrates the building's location relative to its lot boundaries. The main rectangular area is labeled "FGP 2022". To its right is another rectangular area labeled "BAS 2022". Below the main rectangle is a smaller section labeled "FSP 2022". Dimensions are provided along all sides of these shapes.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE279,437
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET67,000
TOTAL MARKET VALUE346,437
SOH/AGL Deduction186,297
ASSESSED VALUE160,140
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE108,729
TOTAL JUST VALUE346,437
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE333,874

PERMIT NUMBERDESCRIPTIONAMTISSUED

22003767CO ISSUED011/23/2022
22003767NEW CONSTR331,44103/09/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2605/077011/29/2022SWQVI01395,000

GRANTOR: LENNAR HOMES LLC
GRANTEE: WARDEN LINDA CARNES
2541/07312/18/2022SWQVI053,603,900
GRANTOR: THREE RIVERS DEVELOPE
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5 \$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT UNITUNITDPHT% TOT UNITLANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYR CONSRV

CRES NATURAL1000003PUD74.00121.001.00LT1.001.001.0067,000.0067,000.0067,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 67,000Market: 0Agricultural: 0Common: 67,000PRINTED 07/09/2026 BY SYS