LOT 293
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MURPHY PATRICK & JENNIFER LYNN
75244 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0293-0000

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 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

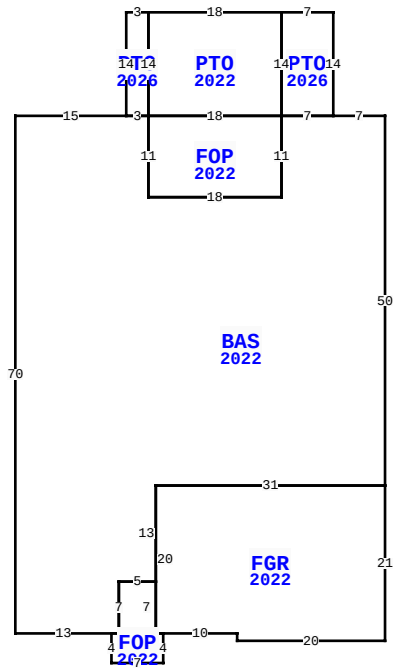
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,647	100	2022	2,647	295,674
FGR	640	55	2022	352	39,319
FOP	63	30	2022	19	2,123
FOP	198	30	2022	59	6,590
PTO	252	5	2022	13	1,452
PTO	42	5	2026	2	224
PTO	98	5	2026	5	558
TOTALS	3,940			3,097	345,941

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	107.4560	112.83	349,435	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2647 HX Base Yr 2023



75244 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		345,941
TOTAL MARKET OB/XF VALUE		7,056
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		419,997
SOH/AGL Deduction		5,441
ASSESSED VALUE		414,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,145
TOTAL JUST VALUE		419,997
NCON VALUE		5,604
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013681	911 14*28	12,712	12/10/2024
22001149	CO ISSUED	0	10/26/2022
22001149	NEW CONSTR	439,410	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0661	10/28/2022	SW	Q	I	02	477,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MURPHY PATRICK & JE						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	28	14	392.00	SF	18.00	18.00	100	2026	2025	03	100	7,056	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W7 W7 S11 W18 N11 W3 W15 S70 E13 E1 N7 E5 N13 E31 N50 $
FGR=[YR=2022;ORIG=-30,70] E10 S1 E20 N21 W31 S20 E1 $
PTO=[YR=2022;ORIG=-14,0] N14 W18 S14 E18 $
FOP=[YR=2022;ORIG=-14,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-37,70] S4 E7 N4 W1 N7 W5 S7 W1 $
PTO=[YR=2026;ORIG=-32,0] W3 N14 E3 S14 $
PTO=[YR=2026;ORIG=-14,0] E7 N14 W7 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,056

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	60.00	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