LOT 294
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

DITRAPANI CATHERINE V & VITO ANTHONY L/E/
75236 PONDISDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0294-0000

BUILDING CHARACTERISTICS

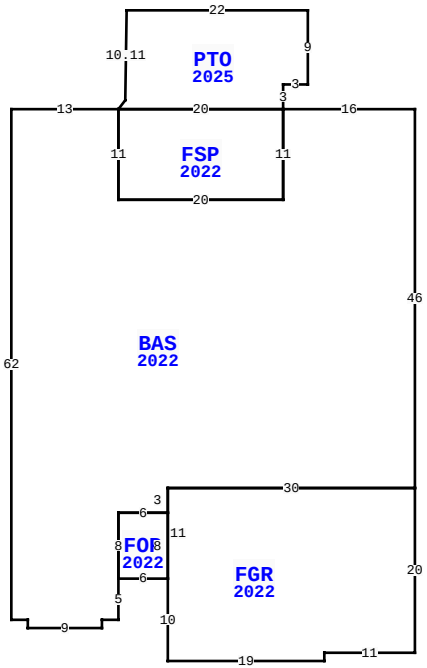
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,269	100	2022	2,269	259,943
FGR	619	55	2022	340	38,952
FOP	48	30	2022	14	1,604
FSP	220	40	2022	88	10,081
PTO	257	5	2025	13	1,489
TOTALS	3,413			2,724	312,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	110.2080	115.72	315,221	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2269 HX Base Yr 2023



75236 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		312,069
TOTAL MARKET OB/XF VALUE		3,981
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		383,050
SOH/AGL Deduction		67,926
ASSESSED VALUE		315,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,713
TOTAL JUST VALUE		383,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007434	0911 12*19	10,970	06/24/2024
22004226	CO ISSUED	0	11/29/2022
22004226	NEW CONSTR	381,531	03/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2832/1139	12/02/2025	LE	U	I	11	100
GRANTOR: DITRAPANI CATHERINE V						
GRANTEE: GARDNER AMANDA						
2608/0639	11/30/2022	SW	Q	I	01	421,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DITRAPANI CATHERINE						

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	19	12	228.00	SF	18.00	18.00	100	2025	2024	03	97	3,981	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 $
FGR=[YR=2022;ORIG=-30,57] S10 E19 N1 E11 N20 W30 S11 $
PTO=[YR=2025;ORIG=-36,0] E20 N3 E3 N9 W22 D10.11L0.2 D1.1L0.10 $
FSP=[YR=2022;ORIG=-16,0] W20 S11 E20 N11 $
FOP=[YR=2022;ORIG=-36,57] E6 N8 W6 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,981

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 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS