LOT 298
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

BATISTE KELLY A & DWIGHT O
75204 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0298-0000

BUILDING CHARACTERISTICS

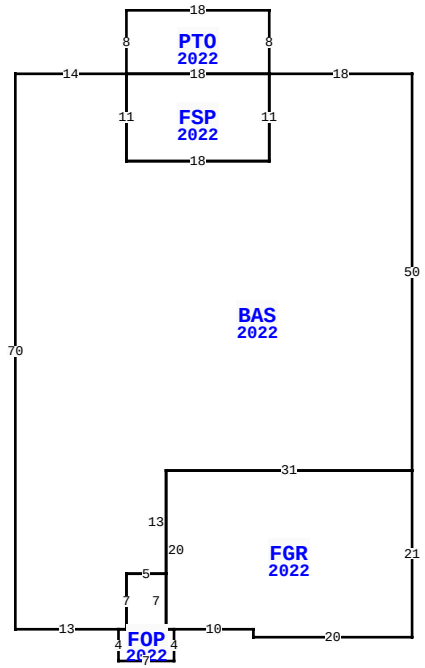
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	302,252
FGR	640	55	2022	352	40,194
FOP	63	30	2022	19	2,169
FSP	198	40	2022	79	9,021
PTO	144	5	2022	7	799
TOTALS	3,692			3,104	354,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,104	109.8480	115.34	358,015	2022	2022	0	0	0	1.00	99.00

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



75204 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,435
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		421,435
SOH/AGL Deduction		0
ASSESSED VALUE		421,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,024
TOTAL JUST VALUE		421,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001116	CO ISSUED	0	10/20/2022
22001116	NEW CONSTR	439,410	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1939	10/26/2022	SW	Q	I	02	470,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BATISTE KELLY ARLEN						
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] W18 PTO=[YR=2022] N8 W18 S8 E18$
FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13
FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E10 S1 E20 N21 W31 S20 E1$ W1 N7 W5 S7 W1$ E1 N7 E5 N13 E31 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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