LOT 300
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

RILEY MICHAEL/DOERR ROBIN
75188 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0300-0000

BUILDING CHARACTERISTICS

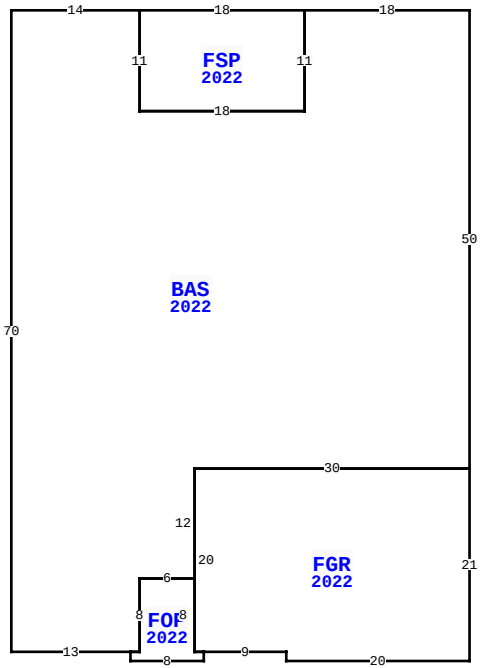
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,654	100	2022	2,654	293,146
FGR	620	55	2022	341	37,665
FOP	56	30	2022	17	1,878
FSP	198	40	2022	79	8,726
TOTALS	3,528			3,091	341,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,091	106.2600	111.57	344,863	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2654 HX Base Yr 2025



75188 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		341,414
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		408,414
SOH/AGL Deduction		2,754
ASSESSED VALUE		405,660
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		349,249
TOTAL JUST VALUE		408,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001320	CO ISSUED	0	10/24/2022
22001320	NEW CONSTR	439,081	01/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/1466	12/02/2024	WD	Q	I	01	525,000
GRANTOR: CARON MICHAEL J & CHR						
GRANTEE: RILEY MICHAEL						
2605/1802	11/30/2022	SW	Q	I	01	460,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CARON MICHAEL JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S1 E8 N1 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1$ W1 N8 W6 S8 W1$ E1 N8 E6 N12 E30 N50$.

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	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