LOT 304
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MCKINNEY KRISTI & ROBERT FOUNTAIN JR
75152 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0304-0000

BUILDING CHARACTERISTICS

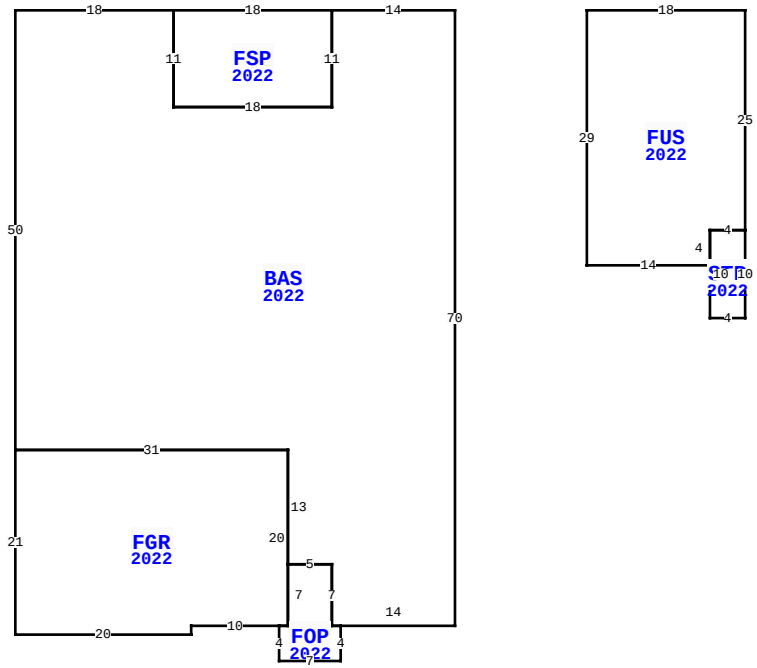
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	290,575
FGR	640	55	2022	352	38,641
FOP	63	30	2022	19	2,086
FSP	198	40	2022	79	8,672
FUS	506	100	2022	506	55,547
STR	40	10	2022	4	439
TOTALS	4,094			3,607	395,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,607	105.6600	110.94	400,161	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2024 Heated Area: 3153 HX Base Yr 2024



75152 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		395,959
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		462,959
SOH/AGL Deduction		3,524
ASSESSED VALUE		459,435
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		403,024
TOTAL JUST VALUE		462,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003951	CO ISSUED	0	01/17/2023
22003951	NEW CONSTR	512,774	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0543	1/24/2023	SW	Q	I	01	480,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCKINNEY KRISTI JO						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S4 E7 N4 W1 N7 W5 S7 W1$E1 N20 W31$ E31 S13 E5 S7 E14 N70$ PTR= E15 FUS=[YR=2022] E18 S25 STR=[YR=2022] S10 W4 N10 E4$ W4 S4 W14 N29$ W15$.

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