

LOT 316
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

AUSMUS JAMES T & SARAH M
75197 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0316-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	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		
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	2,660	100	2024	2,660	295,292
FGR	620	55	2024	341	37,855
FOP	58	30	2024	17	1,888
FSP	198	40	2024	79	8,770
TOTALS	3,536			3,097	343,804

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	106.2600	111.57	345,532	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024

Heated Area: 2660

HX Base Yr 2024

The floor plan diagram shows a rectangular layout with several labeled areas and dimensions. The main area is labeled 'BAS 2024'. A smaller area at the top is labeled 'FSP 2024'. A larger area at the bottom right is labeled 'FGR 2024'. A small area at the bottom left is labeled 'FOP 2024'. Dimensions are provided for various segments: 14, 18, 18, 11, 18, 50, 70, 13, 30, 21, 6, 7, 13, 8, 9, 20.

BLD DATE		LGL DATE	
YE DATE		L AND DATE	04/10/2026