

LOT 319
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MORGAN MITCHELL LEE & DEBRA LYNN
75221 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0319-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	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
BAS	2,660	100
FGR	620	55
FOP	58	30
FSP	198	40
TOTALS	3,536	

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	0.50	99.50
1 SINGLE FAM 100% - 2024 Heated Area: 2660 HX Base Yr 2024												
FSP 2024 BAS 2024 FGR 2024 FOP 2024												
BLD DATE						LGL DATE		04/10/2026				
YE DATE						LAND DATE		ML				