

MOSER THOMAS S & MARY CHRISTINE
75425 PONDSIDE LN
YULEE, FL 32097

10-2N-26-2010-0326-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE								246,971
TOTAL MARKET OB/XF VALUE								0
TOTAL LAND VALUE - MARKET								67,000
TOTAL MARKET VALUE								313,971
SOH/AGL Deduction								0
ASSESSED VALUE								313,971
TOTAL EXEMPTION VALUE				HX HB				51,411
BASE TAXABLE VALUE								262,560
TOTAL JUST VALUE								313,971
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								307,646
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
22003263		CO ISSUED			0		11/21/2022	
22003263		NEW CONSTR			290,195		02/28/2022	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0593		11/30/2022		SW	Q	I	01	380,300
GRANTOR: LENNAR HOMES LLC								
GRANTEE: MOSER THOMAS STEVEN								
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;ORIG=-17,0] W21 S48 E21 S6 E5 S3 E12 N45 W17 N12 \$								
FGR=[YR=2022;ORIG=-38,48] S21 E21 N11 N10 W21 \$								
FSP=[YR=2022;ORIG=0,0] W17 S12 E17 N12 \$								
FOP=[YR=2022;ORIG=-17,58] E6 N1 W1 N3 W5 S4 \$								
PTO=[YR=2024;ORIG=-17,0] E17 N12 W17 S12 \$								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
67,000								
Common: 67,000				PRINTED 07/09/2026 BY SYS				