LOT 331
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

LUCAS WILLIAM A & PATRICIA A
75465 PONSIDE LANE
YULEE, FL 32097

**2026**

**10-2N-26-2010-0331-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

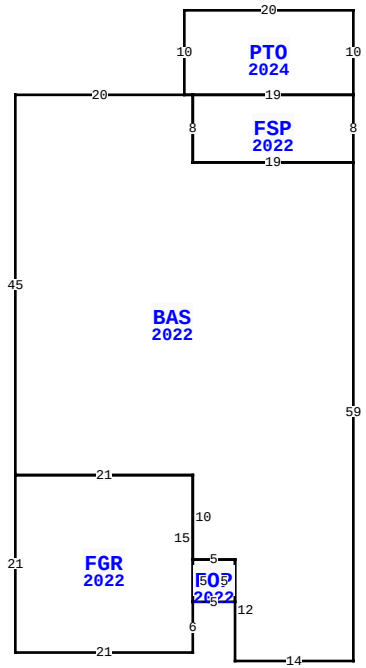
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,006 | 100 | 2022 | 2,006 | 240,120 |
| FGR | 441 | 55 | 2022 | 243 | 29,087 |
| FOP | 25 | 30 | 2022 | 8 | 957 |
| FSP | 152 | 40 | 2022 | 61 | 7,302 |
| PTO | 200 | 5 | 2024 | 10 | 1,197 |
| TOTALS | 2,824 | | | 2,328 | 278,663 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,328 | 115.1500 | 120.91 | 281,478 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2006 HX Base Yr 2023




75465 PONDSIDE LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 278,663 |
| TOTAL MARKET OB/XF VALUE | | 3,348 |
| TOTAL LAND VALUE - MARKET | | 67,000 |
| TOTAL MARKET VALUE | | 349,011 |
| SOH/AGL Deduction | | 4,366 |
| ASSESSED VALUE | | 344,645 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 293,234 |
| TOTAL JUST VALUE | | 349,011 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 336,341 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2307006 | SCRN ENCLSR | 6,648 | 05/31/2023 |
| C2204723 | CO ISSUED | 0 | 12/20/2022 |
| 22004723 | NEW CONSTR | 331,441 | 03/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2607/0433 | 11/30/2022 | SW | Q | I | 01 | 390,600 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: LUCAS WILLIAM ANTHO | | | | | | |
| 2541/0731 | 2/18/2022 | SW | Q | V | 05 | 3,603,900 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0911 | SCRN RM A | 0 | 100 | 20 | 10 | 200.00 | SF | 18.00 | 18.00 | 100 | 2024 | 2023 | 03 | 93 | 3,348 | |

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-19,0] W1 W20 S45 E21 S10 E5 S12 E14 N59 W19 N8 $
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 $
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 $
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 $
PTO=[YR=2024;ORIG=0,-10] S10 W19 W1 N10 E20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,348

| 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 | 000134 | C | RES POND | 100 | 0003 | PUD | 50.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 67,000.00 | 67,000.00 | 67,000 | | | | | | | |

REVIEW DATE 06/26/2023 BY KWX Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS