LOT 347
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

LAYFIELD DARRELL & LORIE
75570 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0347-0000

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 60
Interior Floo	14	CARPET 40
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

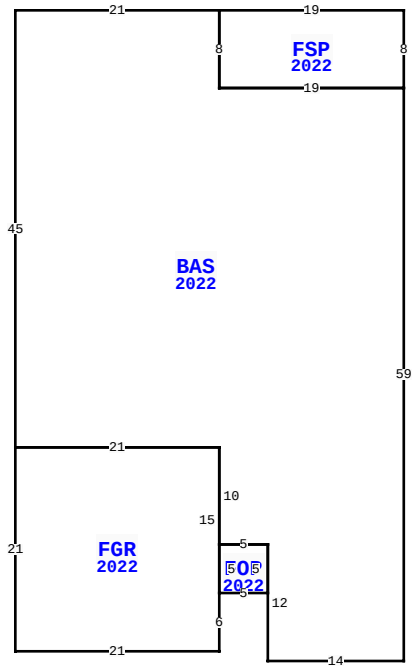
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2022	2,006	225,615
FGR	441	55	2022	243	27,330
FOP	25	30	2022	8	900
FSP	152	40	2022	61	6,860
TOTALS	2,624			2,318	260,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,318	116.4240	122.25	283,376	2022	2022	0	0	7	1.00	92.00

1 SINGLE FAM 100% - 2026 Heated Area: 2006 HX Base Yr 2026



75570 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		260,706
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		327,706
SOH/AGL Deduction		131,151
ASSESSED VALUE		196,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,144
TOTAL JUST VALUE		327,706
NCON VALUE		38,630
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000192	CO ISSUED	0	10/25/2022
22000192	NEW CONSTR	331,441	01/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2826/1216	10/31/2025	WD	Q	I	02	355,000
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: LAYFIELD DARRELL &						
2792/987	5/23/2025	WD	Q	I	01	415,000
GRANTOR: CARROLL PATRICK EMMIT						
GRANTEE: PURCHASING FUND 202						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5$ N15 W21$ E21 S10 E5 S12 E14 N59 W19 N8$ S8 E19 N8$.

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	50.00	120.00	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