

LOT 355
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

BROWN NANCY NEWTON/BROWN ALISON ANNE
75484 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0355-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
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			3.5	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	2,276	100	2024	2,276	268,221
FGR	161	55	2024	89	10,488
FGR	400	55	2024	220	25,927
FOP	8	30	2024	2	236
FOP	30	30	2024	9	1,061
FSP	220	40	2024	88	10,371
TOTALS	3,095			2,684	316,304

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,684	112.8000	118.44	317,893	2023	2023	0	0	0.50	99.50

1 SINGLE FAM

100% - 2024

Heated Area: 2276

HX Base Yr 2024

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2024 (a large central rectangular area), FGR 2024 (a rectangular area on the left side), FOP 2024 (a small rectangular area in the center), and FSP 2024 (a rectangular area at the top right). Dimensions are provided for various sections: 20, 11, 20, 11, 20, 55, 64, 20, 4, 6, 5, 20, 11, 7, 14, 12, 7, 7, 11, 12, 20, 11, 20,