LOT 383
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MCKEE MARK & RUTH J
75348 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0383-0000

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 100
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

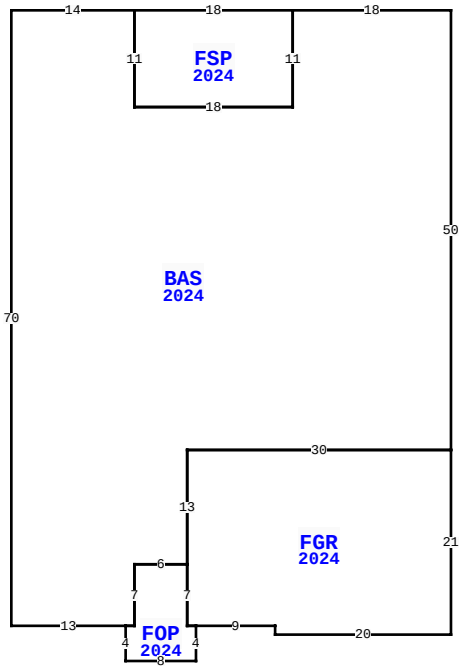
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2024	2,660	311,914
FGR	620	55	2024	341	39,986
FOP	74	30	2024	22	2,580
FSP	198	40	2024	79	9,263
TOTALS	3,552			3,102	363,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,102	112.2400	117.85	365,571	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2660 HX Base Yr 2025



75348 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,743
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		430,743
SOH/AGL Deduction		2,404
ASSESSED VALUE		428,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		376,928
TOTAL JUST VALUE		430,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003975	CO ISSUED	0	02/24/2023
22003975	NEW CONSTR	439,055	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1451	2/22/2024	WD	Q	I	02	510,000
GRANTOR: CLARK MARVIN WILLIAM						
GRANTEE: MCKEE MARK & RUTH J						
2621/1424	2/24/2023	SW	Q	I	01	485,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CLARK MARVIN WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 $
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 $
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 $
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S4 W8 N4 E1 N7 $
.

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	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 04/27/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS