LOT 384
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

GETZ HAROLD & ELIZABETH F REVOCABLE TRUST/GETZ ELI
75340 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0384-0000

BUILDING CHARACTERISTICS

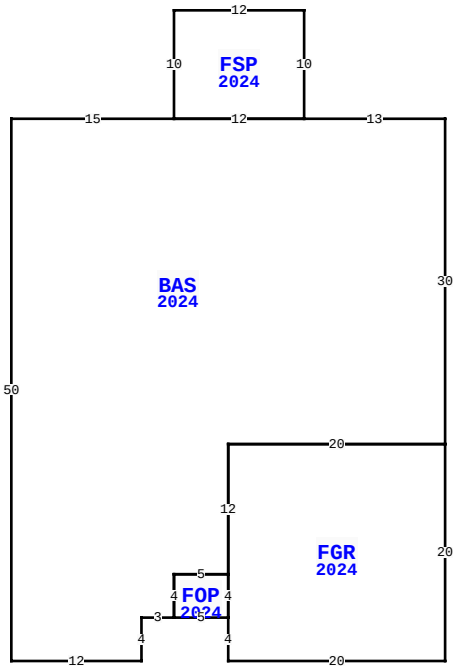
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,548	100	2024	1,548	192,625
FGR	400	55	2024	220	27,375
FOP	20	30	2024	6	746
FSP	120	40	2024	48	5,973
TOTALS	2,088			1,822	226,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	119.1000	125.06	227,859	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1548 HX Base Yr 2024



75340 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		226,720
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		293,720
SOH/AGL Deduction		3,069
ASSESSED VALUE		290,651
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		234,240
TOTAL JUST VALUE		293,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208885	CO		06/02/2023
B2208885	NEW CONSTR	257,373	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/988	4/25/2024	WD	U	I	11	100
GRANTOR: GETZ ELIZABETH FISCHE						
GRANTEE: GETZ HAROLD & ELIZA						
2648/1246	6/16/2023	SW	Q	I	02	379,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GETZ ELIZABETH FISC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W13 W12 W15 S50 E12 N4 E3 N4 E5 N12 E20 N30 $
FGR=[YR=2024;ORIG=70,50] N20 W20 S12 S4 S4 E20 $
FSP=[YR=2024;ORIG=57,0] W12 N10 E12 S10 $
FOP=[YR=2024;ORIG=50,42] W5 S4 E5 N4 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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