LOT 406
TRIBUTARY PHASE 1A UNIT 5 OR 263

MCCUNE MICHAEL TIMOTHY & DIANE EVE
75080 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0406-0000

BUILDING CHARACTERISTICS

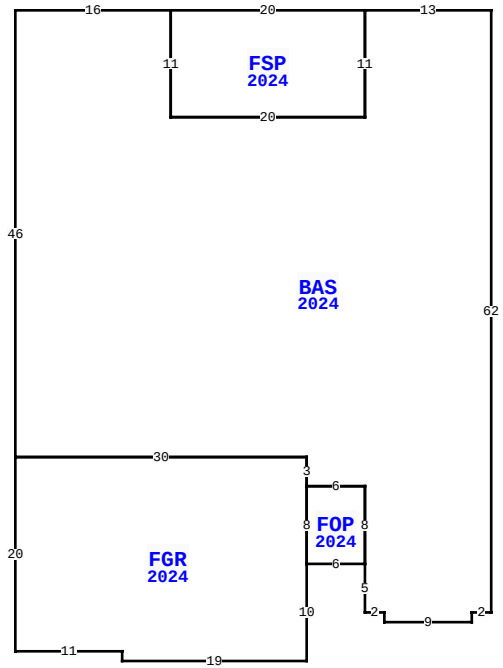
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,269	100	2024	2,269	258,298
FGR	619	55	2024	340	38,705
FOP	48	30	2024	14	1,594
FSP	220	40	2024	88	10,018
TOTALS	3,156			2,711	308,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	108.9600	114.41	310,166	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2269 HX Base Yr 2025



75080 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		308,615
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		375,615
SOH/AGL Deduction		1,591
ASSESSED VALUE		374,024
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,613
TOTAL JUST VALUE		375,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004018	CO	429,687	12/27/2023
B2308180	SFR	429,687	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/156	1/25/2024	SW	Q	I	02	445,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCUNE MICHAEL TIMO						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E16 S11 E20 N11 E13 S62 W2 S1 W9 N1 W2 N5 N8 W6 N3 W30 N46 $
FGR=[YR=2024;ORIG=20,76] E30 S3 S8 S10 W19 N1 W11 N20 $
FSP=[YR=2024;ORIG=36,30] E20 S11 W20 N11 $
FOP=[YR=2024;ORIG=50,79] E6 S8 W6 N8 $
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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			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 12/05/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS