LOT 411
TRIBUTARY PHASE 1A UNIT 5 OR 263

NAPOLITANO CHRISTIAN A & BONNIE B
75044 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0411-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

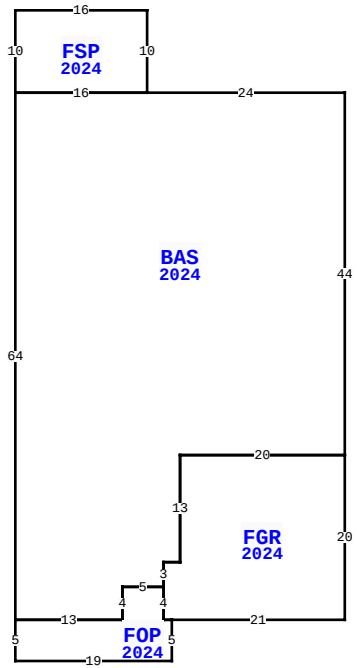
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2024	2,126	242,020
FGR	414	55	2024	228	25,955
FOP	115	30	2024	34	3,871
FSP	160	40	2024	64	7,285
TOTALS	2,815			2,452	279,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	108.9600	114.41	280,533	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2026 Heated Area: 2126 HX Base Yr



75044 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	279,130
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	346,130
SOH/AGL Deduction	0
ASSESSED VALUE	346,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,130
TOTAL JUST VALUE	346,130
NCON VALUE	13,296
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004409	CO	391,923	12/14/2023
B23-08589	SFR_2124 HTD	391,923	07/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2794/895	6/13/2025	WD	Q	I	01	427,500
GRANTOR: ADAMS JOHN ALEXANDER						
GRANTEE: NAPOLITANO CHRISTIA						
2686/1271	12/22/2023	SW	Q	I	02	391,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADAMS JOHN ALEXANDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W13 N64 $
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 $
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 $
FOP=[YR=2024;ORIG=30,69] N5 E13 N4 E5 S4 E1 S5 W19 $
.

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	0	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