LOT 413
TRIBUTARY PHASE 1A UNIT 5 OR 263

PERRY JOHNNIE DUVAL
75040 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0413-0000

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

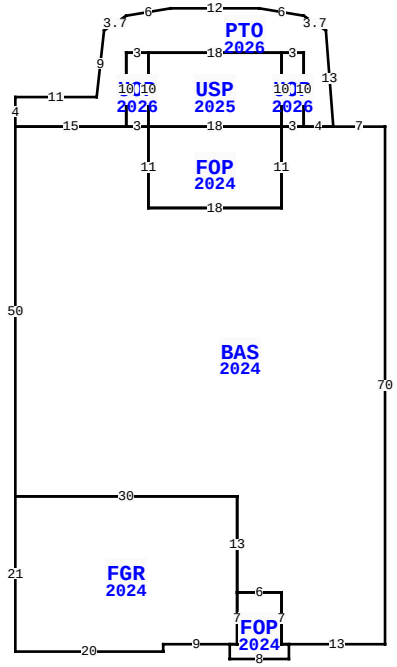
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

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	58	30	2024	17	1,993
FOP	198	30	2024	59	6,918
PTO	281	5	2026	14	1,642
UOP	30	20	2026	6	703
UOP	30	20	2026	6	703
USP	180	30	2025	54	6,332
TOTALS	4,057			3,157	370,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,157	112.2400	117.85	372,052	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2660 HX Base Yr



75040 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		370,192
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		437,192
SOH/AGL Deduction		3,548
ASSESSED VALUE		433,644
TOTAL EXEMPTION VALUE	13	433,644
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		437,192
NCON VALUE		938
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009882	10X24 SCREEN ENCL	7,704	08/26/2024
C23-07541	CO		11/01/2023
B2307541	SFR	494,590	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/153	11/17/2023	SW	Q	I	02	458,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PERRY JOHNNIE DUVAL						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,30] W7 W4 W3 S11 W18 N11 W3 W15 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 $
USP=[YR=2025;ORIG=38,30] E18 N10 W18 S10 $
FOP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 $
UOP=[YR=2026;ORIG=35,30] E3 N10 W3 S10 $
UOP=[YR=2026;ORIG=56,30] E3 N10 W3 S10 $
PTO=[YR=2026;ORIG=35,20] E3 E18 E3 S10 E4 U13L1 U2L3 U1L6 W12 D1L6 D2L3 D9L1 W11 S4 E15 N10 $
.

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			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 12/02/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS