LOT 430
TRIBUTARY PHASE 1A UNIT 5 OR 263

**VEAL LAURA JANETTE LIVING TRUST/COYNE MICHAEL T LI**
75829 PONDSIDE LN
YULEE, FL 32097

**2026**

**10-2N-26-2010-0430-0000**

## 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 |

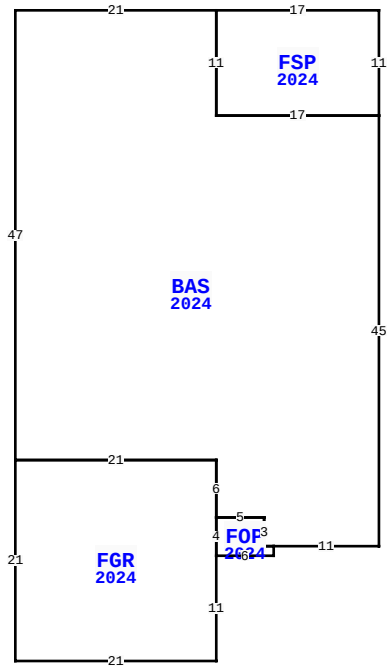
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,737 | 100 | 2024 | 1,737 | 206,442 |
| FGR | 441 | 55 | 2024 | 243 | 28,881 |
| FOP | 21 | 30 | 2024 | 6 | 713 |
| FSP | 187 | 40 | 2024 | 75 | 8,914 |
| TOTALS | 2,386 | | | 2,061 | 244,950 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,061 | 113.1900 | 118.85 | 244,950 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1737 HX Base Yr




75829 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 | 244,950 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 67,000 |
| TOTAL MARKET VALUE | 311,950 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 311,950 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 311,950 |
| TOTAL JUST VALUE | 311,950 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240005675 | PRIVATE PROVIDER | 322,645 | 05/09/2024 |
| B240000215 | PRIVATE PROVIDER | 322,645 | 01/05/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2723/1395 | 7/27/2024 | SW | Q | I | 01 | 396,500 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: VEAL LAURA JANETTE | | | | | | |
| 2680/1308 | 11/16/2023 | SW | Q | V | 05 | 1,712,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 $
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 $
FSP=[YR=2024;ORIG=58,10] W17 N11 E17 S11 $
FOP=[YR=2024;ORIG=41,52] E5 S3 E1 S1 W6 N4 $
.

## 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 | 0 | 0003 | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 67,000.00 | 67,000.00 | 67,000 | | | | | | | |

REVIEW DATE 04/30/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS