

PETERSON RONALD HAROLD & CANDACE CLAIRE
75853 PONDSIDE LANE
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31HARDIE BRD 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

11CLAY TILE 50

Interior Floor

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

3 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,006

100

2024

2,006

242,545

FGR

441

55

2024

243

29,381

FOP

25

30

2024

8

967

FSP

152

40

2024

61

7,376

TOTALS

2,624

2,318

280,269

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

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

REVIEW DATE

04/30/2024

BY

TW

Total Acres:

0.00

Total Land Value:

67,000

Market:

0

Agricultural:

0

Common:

67,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEYECONFNCTNORM% CONDTOTAL

0100

01

2,318

115.1500

120.91

280,269

2024

2024

0

0

0

0.00

100.00

0

1 SINGLE FAM

100%

- 2026

Heated Area: 2006

HX Base Yr 2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2026

MLU

75853 PONDSIDE LN, YULEE

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

280,269067,000347,2690347,269HX HB51,411295,858347,26913,351333,548

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2779/5053/31/2025WDQI02418,000

GRANTOR: KINLA W ROBERT S & VER

GRANTEE: PETERSON RONALD HAR

2715/11425/29/2024SWQI01370,000

GRANTOR: LENNA R HOMES LLC

GRANTEE: KINLA W ROBERT S & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$