LOT 434
TRIBUTARY PHASE 1A UNIT 5 OR 263

STIER CINDY
75861 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0434-0000

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

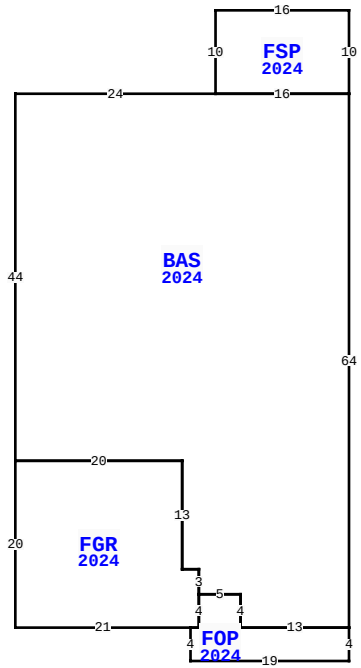
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2024	2,126	248,296
FGR	414	55	2024	228	26,628
FOP	96	30	2024	29	3,387
FSP	160	40	2024	64	7,475
TOTALS	2,796			2,447	285,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	111.2300	116.79	285,785	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2126 HX Base Yr 2025



75861 PONDSIDE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,785
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		352,785
SOH/AGL Deduction		21
ASSESSED VALUE		352,764
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,353
TOTAL JUST VALUE		352,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001404	PRIVATE PROVIDER	391,923	02/05/2024
B23-10820	SFR	391,923	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1182	2/27/2024	SW	Q	I	01	397,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STIER CINDY						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E13 N64 $
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 $
FSP=[YR=2024;ORIG=54,0] E16 N10 W16 S10 $
FOP=[YR=2024;ORIG=51,68] N4 E1 N4 E5 S4 E13 S4 W19 $
.

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 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