LOT 452
TRIBUTARY PHASE 1A UNIT 5 OR 263

KEMKER PATRICIA ANN
130 ALSTON DR
SAINT AUGUSTINE, FL 32092

2026

10-2N-26-2010-0452-0000

BUILDING CHARACTERISTICS

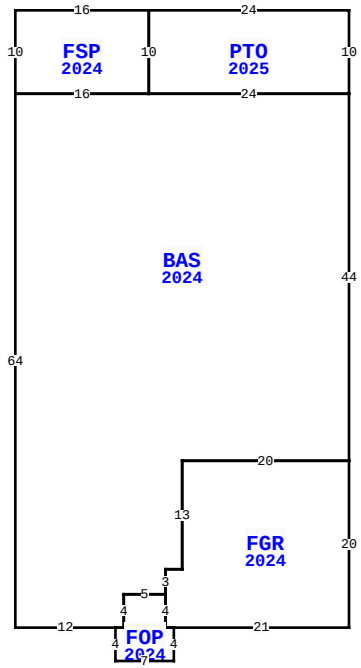
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	48	30	2024	14	1,635
FSP	160	40	2024	64	7,475
PTO	240	5	2025	12	1,401
TOTALS	2,988			2,444	285,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	111.2300	116.79	285,435	2024	2024	0	0	0	0.00	100.00

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



75682 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	352,435
SOH/AGL Deduction	0
ASSESSED VALUE	352,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,435
TOTAL JUST VALUE	352,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308298	SFR	390,161	06/28/2023
230004118			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1374	1/18/2024	SW	Q	I	01	403,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KEMKER PATRICIA ANN						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W1 W12 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=42,68] N4 E1 N4 E5 S4 E1 S4 W7 $
PTO=[YR=2025;ORIG=46,0] E24 N10 W24 S10 $
.

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	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