LOT 453
TRIBUTARY PHASE 1A UNIT 5 OR 263

PASSARGE FRANK ALLEN & RUTH AUDREY L/E/
75674 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0453-0000

BUILDING CHARACTERISTICS

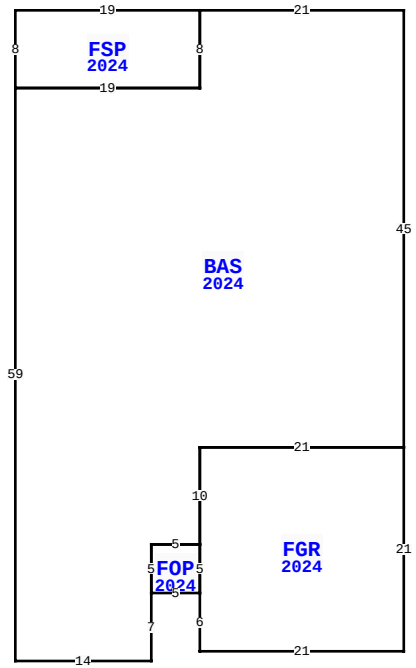
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,006	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	115.1500	120.91	280,269	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2006 HX Base Yr 2025



75674 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		280,269
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		347,269
SOH/AGL Deduction		4,859
ASSESSED VALUE		342,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,999
TOTAL JUST VALUE		347,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003981			01/12/2024
B2308304	SFR	373,430	06/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1357	2/15/2024	LE	U	V	11	100
GRANTOR: PASSARGE FRANK ALLEN						
GRANTEE: PASSARGE MATTHEW RY						
2691/619	1/25/2024	SW	Q	I	01	389,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PASSARGE FRANK ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 $
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 $
FSP=[YR=2024;ORIG=27,30] E19 S8 W19 N8 $
FOP=[YR=2024;ORIG=41,85] E5 S5 W5 N5 $
.

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	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