



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		4 100			
Bathrooms		2.5 100			
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	2,309	100	2024	2,309	265,172
FGR	440	55	2024	242	27,792
FOP	38	30	2024	11	1,264
FSP	208	40	2024	83	9,532
TOTALS				2,645	303,760

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,645	109.9200	115.42	305,286	2023	2023	0	0	0.50	99.50
1 SINGLE FAM 100% - 2024 Heated Area: 2309 HX Base Yr 2024											
75626 PONDSIDE LN, YULEE											
BLD DATE: 04/10/2026 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										303,760		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										67,000		
TOTAL MARKET VALUE										370,760		
SOH/AGL Deduction										4,575		
ASSESSED VALUE										366,185		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										314,774		
TOTAL JUST VALUE										370,760		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										356,558		