LOT 461
TRIBUTARY PHASE 1A UNIT 5 OR 263

COULTER MARY FRANCES & ROGER SCOTT
75610 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0461-0000

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

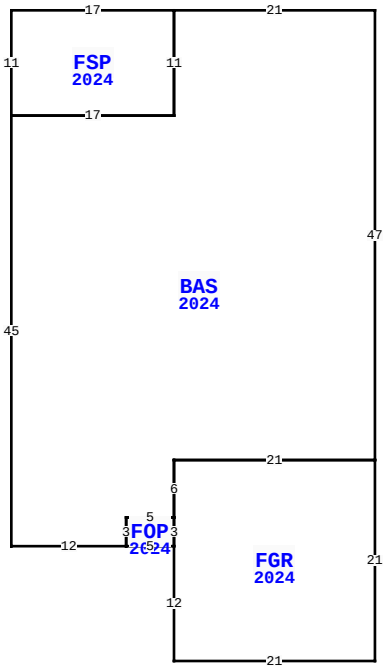
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2024	1,737	205,410
FGR	441	55	2024	243	28,737
FOP	15	30	2024	4	473
FSP	187	40	2024	75	8,869
TOTALS	2,380			2,059	243,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	113.1900	118.85	244,712	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1737 HX Base Yr 2024



75610 PONDSIDE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,488
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		310,488
SOH/AGL Deduction		3,294
ASSESSED VALUE		307,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,783
TOTAL JUST VALUE		310,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07322	CO		10/27/2023
B2307322	SFR	326,650	06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/982	11/27/2023	SW	Q	I	02	358,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COULTER MARY FRANCE						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E17 N11 E21 S47 W21 S6 W5 S3 W12 N45 $
FSP=[YR=2024;ORIG=37,10] W17 N11 E17 S11 $
FOP=[YR=2024;ORIG=32,52] E5 S3 W5 N3 $
FGR=[YR=2024;ORIG=37,67] N12 N3 N6 E21 S21 W21 $
.

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	100	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 12/01/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS