LOT 464
TRIBUTARY PHASE 1A UNIT 5 OR 263

MCCULLUM JAMES & JANET JOINT REVOCABLE TRUST/MCCUL
75591 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0464-0000

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

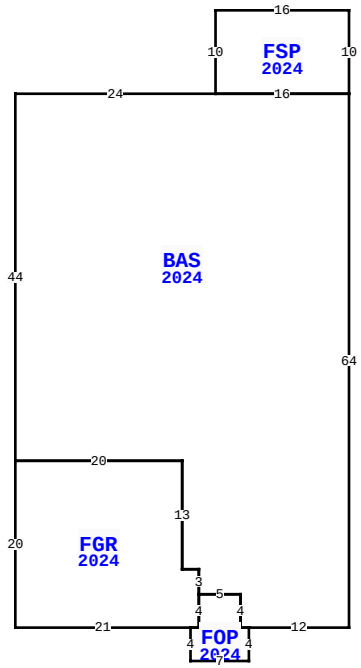
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2024	2,126	247,055
FGR	414	55	2024	228	26,495
FOP	48	30	2024	14	1,627
FSP	160	40	2024	64	7,438
TOTALS	2,748			2,432	282,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	111.2300	116.79	284,033	2023	2023	0	0	0	0.50	99.50

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



75591 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		282,613
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		349,613
SOH/AGL Deduction		4,037
ASSESSED VALUE		345,576
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,165
TOTAL JUST VALUE		349,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,491

HTD 2124/ FGR 418/ FOP 207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07315	CO		11/09/2023
B2307315	SFR	390,161	06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1654	6/23/2025	SW	U	I	11	100
GRANTOR: MCCULLUM JANET LYNN &						
GRANTEE: MCCULLUM JAMES & JA						
2685/1728	11/29/2023	SW	Q	I	02	366,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCULLUM JANET LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E1 E12 N64 $
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 $
FSP=[YR=2024;ORIG=70,0] W16 N10 E16 S10 $
FOP=[YR=2024;ORIG=58,68] N4 W1 N4 W5 S4 W1 S4 E7 $
.

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	000134	C	RES POND	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