LOT 469
TRIBUTARY PHASE 1A UNIT 5 OR 263

JONES WILLIAM JEFFREY & NANCY A L/E/
75631 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0469-0000

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

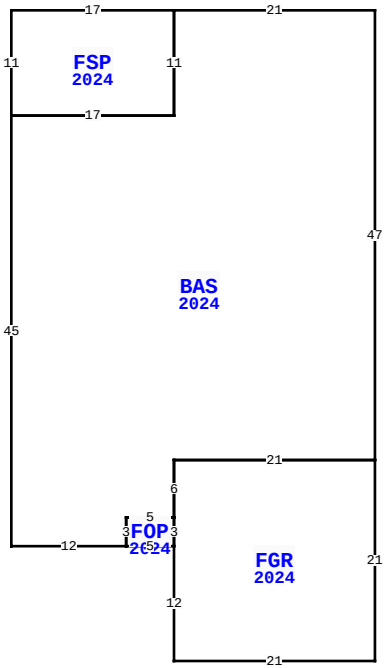
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2024	1,737	206,442
FGR	441	55	2024	243	28,881
FOP	15	30	2024	4	475
FSP	187	40	2024	75	8,914
TOTALS	2,380			2,059	244,712

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	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2025 Heated Area: 1737 HX Base Yr



75631 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	244,712
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	311,712
SOH/AGL Deduction	0
ASSESSED VALUE	311,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,712
TOTAL JUST VALUE	311,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308113	SFR	326,650	06/23/2023
230003865			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2834/1955	12/10/2025	LE	U	I	11	100
GRANTOR: JONES WILLIAM JEFFREY						
GRANTEE: JONES FAMILY TRUST						
2691/1980	1/25/2024	SW	Q	I	01	374,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JONES WILLIAM JEFFR						

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

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	000134	C	RES POND	0	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 05/02/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS