

ROLLER FREDERICK WILLIAM/RYAN JUNE MARIE
75655 PONDSIDE LANE
YULEE, FL 32097

10-2N-26-2010-0472-0000

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		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 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	2,302	100	2024	2,302	264,369
FGR	440	55	2024	242	27,792
FOP	38	30	2024	11	1,264
FSP	208	40	2024	83	9,532
TOTALS	2,988			2,638	302,956

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,638	109.9200	115.42	304,478	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025

Heated Area: 2302

HX Base Yr 2025

Diagram illustrating the building layout and area measurements. The lot is 27x54. The building footprint is shown with dimensions: 27, 13, 16, 13, 58, 12, 4, 5, 18, 21, 20, 22, 54. The building is labeled BAS 2024. Other areas are labeled FGR 2024, FOP 2024, and FSP 2024.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,956	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		67,000	
TOTAL MARKET VALUE		369,956	
SOH/AGL Deduction		106,044	
ASSESSED VALUE		263,912	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		212,501	
TOTAL JUST VALUE		369,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003949			01/10/2024
B2308297	SFR	421,807	06/28/2023

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1814	2/16/2024	SW	Q	I	02	391,000

GRANTOR: LENNAR HOMES LLC

GRANTEE: ROLLER FREDERICK WI

2648/1207 6/16/2023 SW Q V 05 2,368,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E12 N58 W13 N16 \$
FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$
FSP=[YR=2024;ORIG=54,16] E13 N16 W13 S16 \$
FOP=[YR=2024;ORIG=49,74] N2 E5 S2 E1 S4 W7 N4 E1 \$
.

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	DPHT 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 12/04/2023 BY KW

Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000

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