LOT 475
TRIBUTARY PHASE 1A UNIT 5 OR 263

LARIDAEN MARY SWEENEY
75013 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0475-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

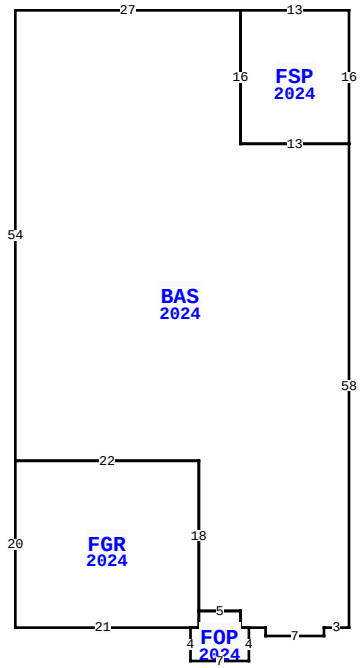
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2024	2,309	266,505
FGR	440	55	2024	242	27,932
FOP	38	30	2024	11	1,270
FSP	208	40	2024	83	9,580
TOTALS	2,995			2,645	305,286

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	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2309 HX Base Yr 2025



75013 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		305,286
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		372,286
SOH/AGL Deduction		32,958
ASSESSED VALUE		339,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,917
TOTAL JUST VALUE		372,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002501	PRIVATE PROVIDER	422,978	03/04/2024
B23-08640	SFR_2302	422,978	07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2864/1369	3/30/2026	WD	Q	I	01	378,000
GRANTOR: ADDUCE MARGARET THERE						
GRANTEE: LARIDAEN MARY SWEEN						
2700/1597	3/19/2024	SW	Q	I	01	395,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADDUCE MARGARET THE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E2 S1 E7 N1 E3 N58 W13 N16 $
FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 $
FSP=[YR=2024;ORIG=67,16] W13 N16 E13 S16 $
FOP=[YR=2024;ORIG=54,74] N2 W5 S2 W1 S4 E7 N4 W1 $
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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	000100	C	RES	100	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