

ALLEN DAVID KEITH TRUST/ALLEN DAVID KEITH TRUSTEE  
75045 PONDSIDE LN  
YULEE, FL 32097

# 2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100  
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5020.00

AREATOTALPCTYEARTOT ADJSUBAREA  
TYPEGROSSOFBASEYEAREADJAREAMARKET  
VALUEVALUE

BAS1,54810020241,548189,351

FGR40055202422026,910

FOP203020246734

FSP120402024485,871

TOTALS2,0881,822222,867

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,822116.5000122.32222,86720242024000.00100.00

1 SINGLE FAM 0% - 2026Heated Area: 1548HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE222,867

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET67,000

TOTAL MARKET VALUE289,867

SOH/AGL Deduction0

ASSESSED VALUE289,867

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE289,867

TOTAL JUST VALUE289,867

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE281,743

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2719/6036/17/2024SWQI02372,100

GRANTOR: LENNAR HOMES LLC

GRANTEE: ALLEN DAVID KEITH T

2680/130811/16/2023SWQV051,712,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 \$  
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 \$  
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 \$  
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 \$  
.

EXTRA FEATURES

75045 PONDSIDE LN, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2026MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPR D LOC ZONEFRONTDEPTHTOT LND UTSLAND TYPEUNIT TYPEDPHT FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESSYEAR DENSITYDECLFRZ YR CONSRV

1 000100C RES0 0003 PUD1.00LT1.001.001.0067,000.0067,000.0067,000

REVIEW DATE05/02/2024BYTWTotal Acres: 0.00Total Land Value: 67,000Market: 0Agricultural: 0Common: 67,000PRINTED 07/09/2026 BY SYS