LOT 481
TRIBUTARY PHASE 1A UNIT 5 OR 263

ZYCK JOHN JOSEPH III & PAMELA JILL
75077 PONDSIDE LN
YULEE, FL 32097

2026

10-2N-26-2010-0481-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

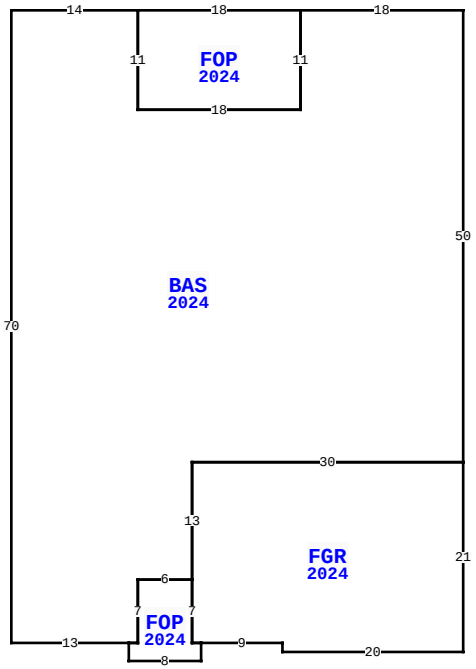
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2024	2,660	313,481
FGR	620	55	2024	341	40,187
FOP	58	30	2024	17	2,003
FOP	198	30	2024	59	6,953
TOTALS	3,536			3,077	362,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,077	112.2400	117.85	362,624	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2660 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

75077 PONDSIDE LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		429,624
SOH/AGL Deduction		58,956
ASSESSED VALUE		370,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,257
TOTAL JUST VALUE		429,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001721	PRIVATE PROVIDER	494,628	02/12/2024
B2308169	SFR	494,628	06/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2864/1772	4/24/2026	WD	Q	I	01	480,000
GRANTOR: MCCORMICK PHILLIP DAV						
GRANTEE: ZYCK JOHN JOSEPH II						
2696/1866	2/28/2024	SW	Q	I	01	473,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCORMICK PHILLIP D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 $
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 $
FOP=[YR=2024;ORIG=52,30] W18 S11 E18 N11 $
FOP=[YR=2024;ORIG=40,93] W6 S7 W1 S2 E8 N2 W1 N7 $
.

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 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