

LOT 77
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

LIU HAI
242 PONDER CIR
YULEE, FL 32097

2023

44-2N-27-1000-0077-0000



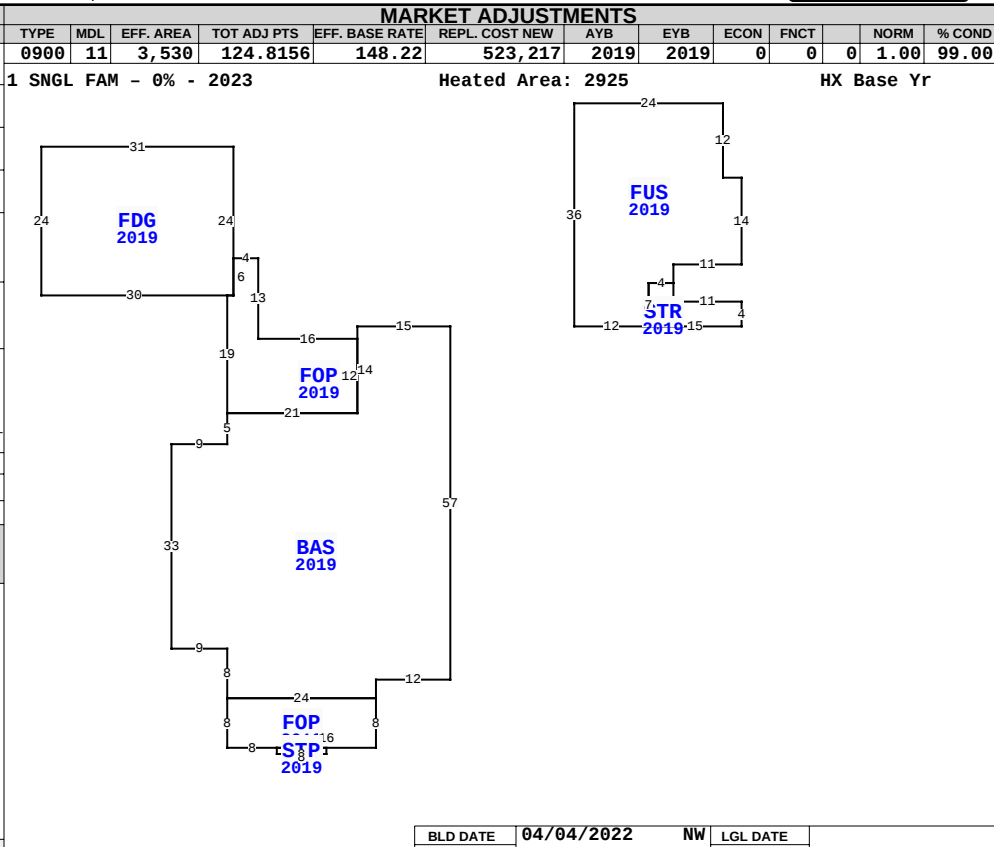
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2,127	312,111
FDG	744	60	446	65,445
FOP	192	30	58	8,511
FOP	311	30	93	13,646
FUS	798	100	798	117,097
STP	8	10	1	147
STR	72	10	7	1,028
TOTALS	4,252		3,530	517,985

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	52.00	SF	6.50	
2	0812	CONCRETE C	0	0	0	1,407.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



BLD DATE	04/04/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
									5,907

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
517,985									
TOTAL MARKET OB/XF VALUE									
5,907									
TOTAL LAND VALUE - MARKET									
100,000									
TOTAL MARKET VALUE									
623,892									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
623,892									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
623,892									
TOTAL JUST VALUE									
623,892									
NCON VALUE									
0									
INCOME VALUE									
0									
PREVIOUS YEAR MKT VALUE									
388,880									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000262	CO ISSUED	0	01/10/2020
1901935	NEW CONSTR	403,433	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/0471	7/01/2022	WD	Q	I	01	815,000	
GRANTOR: KALLUSCH KATHERINE E							
GRANTEE: LIU HAI							
2372/1921	7/01/2020	SW	Q	I	01	479,000	
GRANTOR: DOSTIE HOMES LLC							
GRANTEE: KALLUSCH KATHERINE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FDG=[YR=2019] W31 S24 E30 FOP=[YR=2019] S19 BAS=[YR=2019] S5 W9 S33 E9 S8 FOP=[YR=2019] S8 E8 STP=[YR=2019] S1 E8 N1 W8\$ E16 N8 W24\$ E24 N3 E12 N57 PTR=E20 FUS=[YR=2019] E12 STR=[YR=2019] E15 N4 W11 N3 W4 S7\$ N7 E4 N3 E11 N14 W3 N12 W24 S36\$ W20\$ W15 S14 W21\$ E21 N12 W16 N13 W4 S6 W1\$ E1 N24\$.									