LOT 81
IN OR 2242/1155
ESMT PT OR 2176/356

DOOLIN-JUNCO SHANE M & MARY-KATHERINE
226 PONDER CIR
YULEE, FL 32097

2023

44-2N-27-1000-0081-0000

BUILDING CHARACTERISTICS

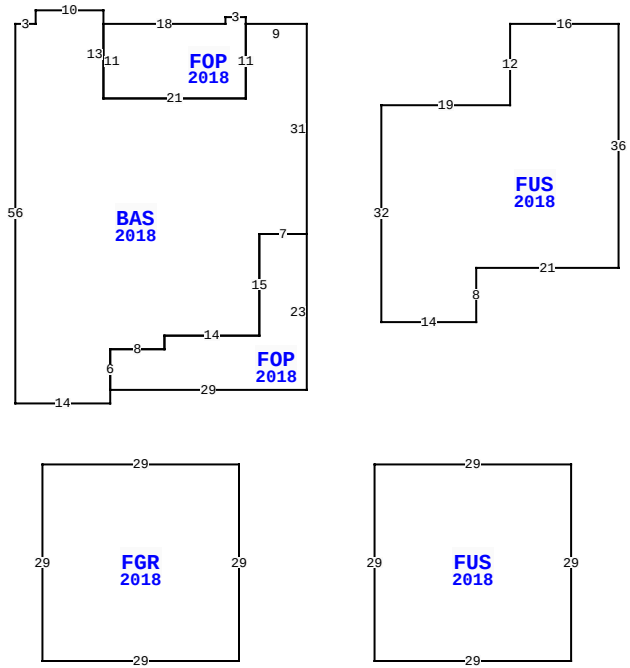
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,818	100	1,818	212,399
FGR	841	55	463	54,092
FOP	234	30	70	8,178
FOP	321	30	96	11,216
FUS	841	100	841	98,255
FUS	1,144	100	1,144	133,655
TOTALS	5,199		4,432	517,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,432	99.8800	118.61	525,680	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 3803 HX Base Yr 2019



226 PONDER CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		517,795
TOTAL MARKET OB/XF VALUE		9,158
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		626,953
SOH/AGL Deduction		222,684
ASSESSED VALUE		404,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		354,269
TOTAL JUST VALUE		626,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011955	CO ISSUED	0	12/05/2018
18006683	NEW CONSTR	347,931	06/28/2018
18006684	GARAGE	139,042	06/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/1155	11/30/2018	WD	Q	I	01	452,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOOLIN-JUNCO SHANE						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W9 FOP=[YR=2018] N1 W3 S1 W18 S11 E21 N11$ S11 W21 N13 W10 S2 W3 S56 E14 N2 FOP=[YR=2018] E29 N23 W7 S15 W14 S2 W8 S6$ N6 E8 N2 E14 N15 E7 N31$ PTR=[YR=2018] E30 FUS=[YR=2018] E16 S36 W21 S8 W14 N32 E19 N12$ W30$ PTR=S65 W10 FGR=[YR=2018] W29 S29 E29 N29$ N65E10$ PTR=S65 E10 FUS=[YR=2018] E29 S29 W29 N29$ N65 W10$.

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
1	0811	CONCRETE B	0	100	0	0	1,797.00	SF	5.20	5.20	100	2018	2018	3	98	9,158	

LAND DESCRIPTION

TOTAL OB/XF 9,158

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/22/2019 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS