LOT 83
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HOARE DENNIS L & SUSAN K
218 PONDER CIRCLE
YULEE, FL 32097

2023

44-2N-27-1000-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

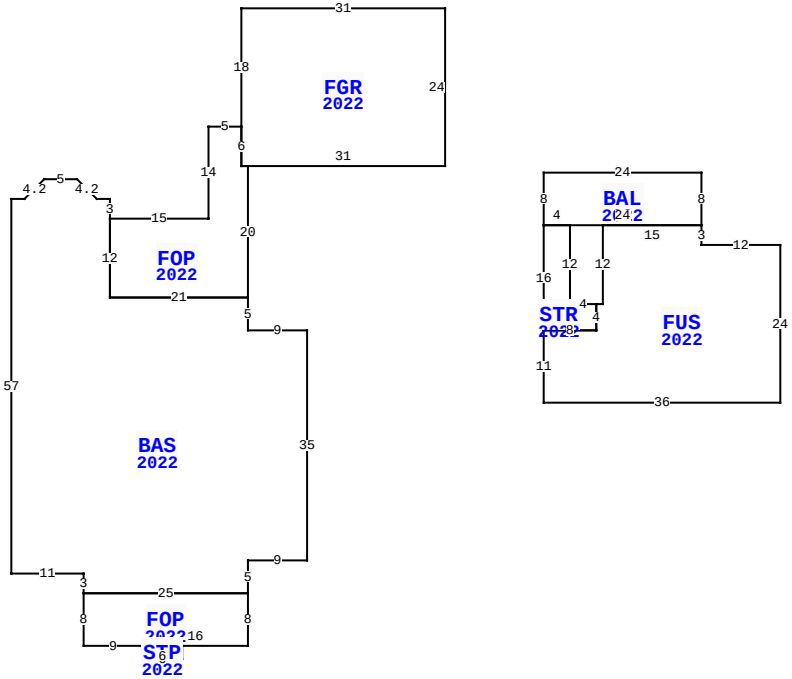
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
BAL	192	15	29	3,440
BAS	2,151	100	2,151	255,173
FGR	744	55	409	48,520
FOP	200	30	60	7,118
FOP	330	30	99	11,744
FUS	796	100	796	94,429
STP	12	10	1	119
STR	80	10	8	949
TOTALS	4,505		3,553	421,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,553	99.9000	118.63	421,492	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2947 HX Base Yr 2023



218 PONDER CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,492
TOTAL MARKET OB/XF VALUE		6,456
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		527,948
SOH/AGL Deduction		0
ASSESSED VALUE		527,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		477,948
TOTAL JUST VALUE		527,948
NCON VALUE		427,948
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003219	SCRN ENCL 180 SQF	5,983	03/10/2023
22018862	CO ISSUED	0	12/28/2022
21026294	NEW CONSTR	502,655	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0156	12/30/2022	SW	Q	I	02	672,300
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: HOARE DENNIS L & SU						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W31 S18 FOP=[YR=2022] W5 S14 W15 BAS=[YR=2022] N3 W2 U3 L3 W5 D3 L3 W2 S57 E11 S3 FOP=[YR=2022] S8 E9 STP=[YR=2022] S2 E6 N2 W6$ E16 N8 W25$ E25 N5 E9 N35 W9 N5 W21 N12$ S12 E21 N20 W1 N6$ S6 E31 N24$ PTR=E15 S25 BAL=[YR=2022] E24 S8 FUS=[YR=2022] S3 E12 S24 W36 N11 STR=[YR=2022] N16 E4 S12 E4 S4 W8$ E8 N4 E1 N12 E15$ W24 N8$ W15 N25$.

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	0812	CONCRETE C	0	100	0	0	1,614.00	SF	4.00	4.00	100	2022	2022	3	100	6,456	

LAND DESCRIPTION

TOTAL OB/XF 6,456

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS