LOT 75
PT OR 2174/1993
ESMT PT OR 2176/356

**SMALL JASON MICHAEL & SHELBY GRACE**
250 PONDER CIRCLE
YULEE, FL 32097

**2024**

**44-2N-27-1000-0075-0000**

## BUILDING CHARACTERISTICS

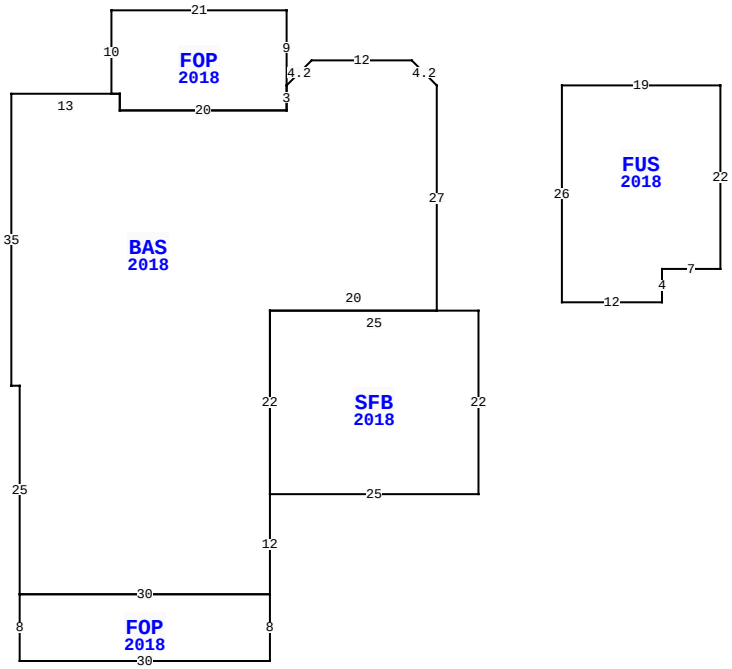
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,378 | 100 | 2,378 | 313,817 |
| FOP | 240 | 30 | 72 | 9,502 |
| FOP | 250 | 30 | 75 | 9,898 |
| FUS | 466 | 100 | 466 | 61,497 |
| SFB | 550 | 80 | 440 | 58,065 |
| TOTALS | 3,884 | | 3,431 | 452,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,431 | 107.7320 | 134.66 | 462,018 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 3284 HX Base Yr 2022




250 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 | | 452,778 |
| TOTAL MARKET OB/XF VALUE | | 6,237 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 559,015 |
| SOH/AGL Deduction | | 171,112 |
| ASSESSED VALUE | | 387,903 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 337,903 |
| TOTAL JUST VALUE | | 559,015 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 538,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18011606 | CO ISSUED | 0 | 11/21/2018 |
| 18006082 | NEW CONSTR | 373,283 | 06/14/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2421/0964 | 12/28/2020 | WD | Q | I | 01 | 465,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SMALL JASON MICHAEL | | | | | | |
| 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] U3 L3 W12 D3 L3 FOP=[YR=2018] N9 W21 S10 E1 S2 E20 N3$ S3 W20 N2 W13 S35 E1 S25 FOP=[YR=2018] S8 E30 N8 W30$ E30 N12 SFB=[YR=2018] E25 N22 W25 S22$ N22 E20 N27$ PTR=E15 FUS=[YR=2018] E19 S22 W7 S4 W12 N26$ W15$.

## EXTRA FEATURES

| L N | 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 98 | 1,960 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 4,277 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,237

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/01/2019 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS