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

LIU HAI
242 PONDER CIR
YULEE, FL 32097

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

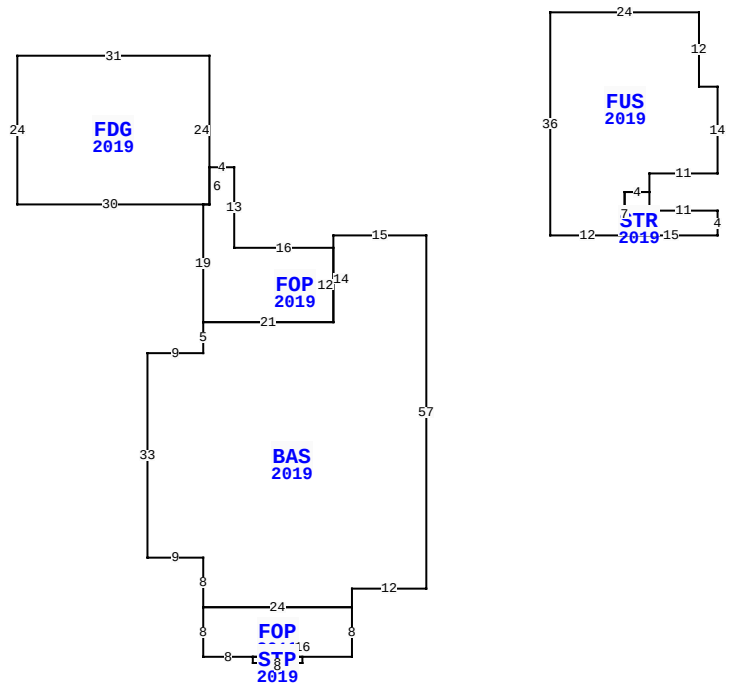
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	326,877
FDG	744	60	446	68,541
FOP	192	30	58	8,913
FOP	311	30	93	14,292
FUS	798	100	798	122,636
STP	8	10	1	154
STR	72	10	7	1,076
TOTALS	4,252		3,530	542,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,530	124.8156	156.02	550,751	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 2925 HX Base Yr



242 PONDER CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	542,490
TOTAL MARKET OB/XF VALUE	5,846
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	648,336
SOH/AGL Deduction	0
ASSESSED VALUE	648,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	648,336
TOTAL JUST VALUE	648,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,892

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$.

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	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	2019	2019	3	98	331	
2	0812	CONCRETE C	0	0	0	0	1,407.00	SF	4.00	4.00	100	2019	2019	3	98	5,515	

LAND DESCRIPTION

TOTAL OB/XF 5,846

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	0		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 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS