LOT 74
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

GIOVANNI RACHEL
254 PONDER CIR
YULEE, FL 32097

2025

44-2N-27-1000-0074-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
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

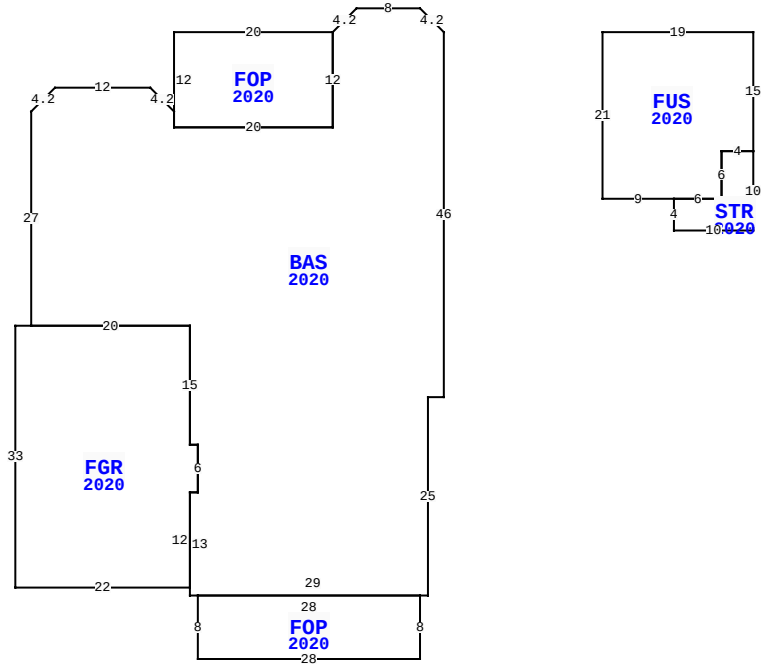
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2020	2,614	348,704
FGR	732	55	2020	403	53,759
FOP	224	30	2020	67	8,938
FOP	240	30	2020	72	9,605
FUS	375	100	2020	375	50,024
STR	64	10	2020	6	801
TOTALS	4,249			3,537	471,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,537	102.6000	135.43	479,016	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2989 HX Base Yr 2021



254 PONDER CIR, YULEE

BLD DATE	04/04/2022 NW	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		471,831
TOTAL MARKET OB/XF VALUE		2,956
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		574,787
SOH/AGL Deduction		134,974
ASSESSED VALUE		439,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,091
TOTAL JUST VALUE		574,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006018	CO ISSUED	0	07/13/2020
20001131	NEW CONSTR	412,248	02/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0838	7/23/2020	WD	Q	I	01	488,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GIOVANNI RACHEL						
2236/0709	11/09/2018	SW	Q	V	05	249,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W8 L3 D3 FOP=[YR=2020] W20 S12 E20 N12$ S12 W20 N2 L3 U3 W12 L3 D3 S27 FGR=[YR=2020] W2 S33 E22 N12 E1 N6 W1 N15 W20$ E20 S15 E1 S6 W1 S13 E1 FOP=[YR=2020] S8 E28 N8 W28$ E29 N25 E2 N46$ PTR=E20 FUS=[YR=2020] S21 E9 STR=[YR=2020] S4 E10 N10 W4 S6 W6$ E6 N6 E4 N15 W19 $ W20$.

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	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2020	2020	3	98	2,956	

LAND DESCRIPTION

TOTAL OB/XF 2,956

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	RES	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 09/17/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS