LOT 76
PT OR 2220/1544
ESMT PT OR 2176/356

SINGLETARY ARIC & SHANNON
246 PONDER CIR
YULEE, FL 32097

2025

44-2N-27-1000-0076-0000

BUILDING CHARACTERISTICS

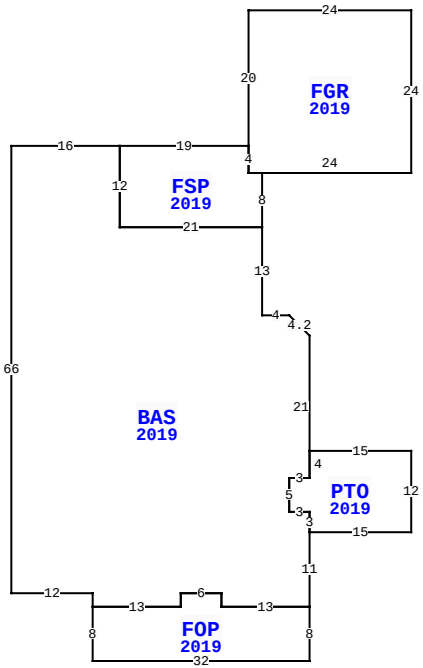
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,510	100	2019	2,510	327,104
FGR	576	55	2019	317	41,312
FOP	268	30	2019	80	10,425
FSP	244	40	2019	98	12,771
PTO	195	5	2019	10	1,303
TOTALS	3,793			3,015	392,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,015	100.7400	132.98	400,935	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2510 HX Base Yr 2021



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

246 PONDER CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,916
TOTAL MARKET OB/XF VALUE		70,893
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		563,809
SOH/AGL Deduction		114,843
ASSESSED VALUE		448,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,244
TOTAL JUST VALUE		563,809
NCON VALUE		17,865
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240000958	CLEAR VIEW - SCRE	14,868	01/25/2024
230010571	NEW POOL	80,000	08/17/2023
18011211	NEW CONSTR	344,225	11/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/0308	10/13/2020	SW	Q	I	01	449,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: SINGLETARY ARIC & S						
2220/1544	9/05/2018	SW	Q	V	05	287,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

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	1,146.00	SF	5.20	5.20	100	2019	2019	3	97	5,780	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	
3	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2024	2023		99	7,223	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
5	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2024	2023		98	34,153	
6	0855	CONC PAVER	0	100	0	0	490.00	SF	10.00	10.00	100	2024	2023		100	4,900	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2023		97	1,940	
8	0911	SCRN RM A	0	100	0	0	910.00	SF	17.50	17.50	100	2025	2024		100	15,925	

BUILDING DIMENSIONS

FGR=[YR=2019] W24 S20 FSP=[YR=2019] W19 BAS=[YR=2019] W16 S66 E12 S2 FOP=[YR=2019] S8 E32 N8 W13 N2 W6 S2 W13 $ E13 N2 E6 S2 E13 N11 PTO=[YR=2019] E15 N12 W15 S4 W3 S5 E3 S3 $ N3 W3 N5 E3 N21 U3 L3 W4 N13 W21 N12 $ S12 E21 N8 W2 N4 $ S4 E24 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 70,893

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	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 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS