

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

LIU HAI
242 PONDER CIR
YULEE, FL 32097

2025

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



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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2019	2,127	343,436
FDG	744	60	2019	446	72,013
FOP	192	30	2019	58	9,365
FOP	311	30	2019	93	15,017
FUS	798	100	2019	798	128,848
STP	8	10	2019	1	162
STR	72	10	2019	7	1,130
TOTALS	4,252			3,530	569,971

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50
2	0812	CONCRETE C	0	0	0	0	1,407.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PD - E	0.00	0.00	1.00

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	164.76	581,603	2019	2019	0	0	0	2.00	98.00	
1 SNGL FAM - 0% - 2023													
Heated Area: 2925													
HX Base Yr													

242 PONDER CIR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
52.00	SF	6.50	6.50	100	2019	2019	3	97	328	
1,407.00	SF	4.00	4.00	100	2019	2019	3	97	5,459	

TOTAL OB/XF													
5,787													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		569,971	
TOTAL MARKET OB/XF VALUE		5,787	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		675,758	
SOH/AGL Deduction		0	
ASSESSED VALUE		675,758	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		675,758	
TOTAL JUST VALUE		675,758	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		648,336	

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									
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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\$.									