LOT 78
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

ARNDT MATTHEW D & MARGARET C
238 PONDER CIRCLE
YULEE, FL 32097

2025

44-2N-27-1000-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

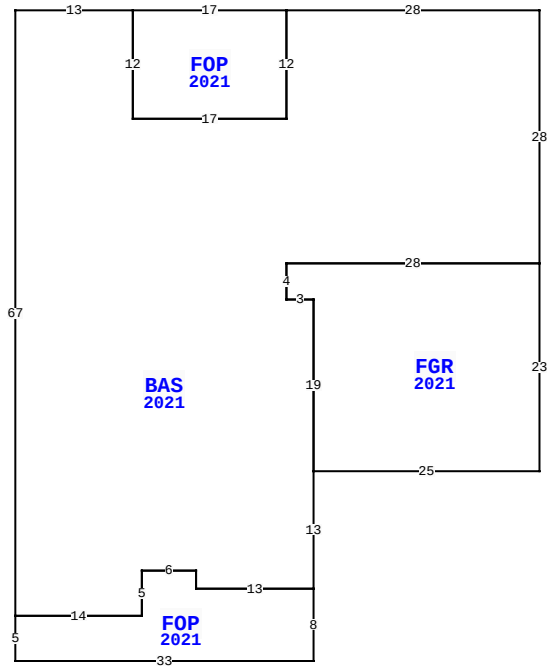
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,626	100	2021	2,626	347,924
FGR	587	55	2021	323	42,795
FOP	204	30	2021	61	8,082
FOP	234	30	2021	70	9,274
TOTALS	3,651			3,080	408,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,080	101.3840	133.83	412,196	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2626 HX Base Yr 2023



238 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		408,074
TOTAL MARKET OB/XF VALUE		4,541
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		512,615
SOH/AGL Deduction		8,766
ASSESSED VALUE		503,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		453,127
TOTAL JUST VALUE		512,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000325	CO ISSUED	0	01/06/2022
20012993	NEW CONSTR	358,633	12/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0862	1/07/2022	SW	Q	I	01	591,400
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: ARNDT MATTHEW D & M						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W28 FOP=[YR=2021] W17 S12 E17 N12$ S12 W17 N12 W13 S67 FOP=[YR=2021] S5 E33 N8 W13 N2 W6 S5 W14$ E14 N5 E6 S2 E13 N13 FGR=[YR=2021] E25 N23 W28 S4 E3 S19$ N19 W3 N4 E28 N28$.

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	882.00	SF	5.20	5.20	100	2021	2021	3	99	4,541	

LAND DESCRIPTION

TOTAL OB/XF 4,541

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 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS