

LOT 80
IN OR 2247/355
ESMT PT OR 2176/356

BOSWELL JONATHAN A & BOSWELL CRYSTAL A/
230 PONDER CIRCLE
YULEE, FL 32097

2025

44-2N-27-1000-0080-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,860	103.9500	137.21	529,631	2018	2018	0	0	0	2.50	97.50	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019												Heated Area: 2978										
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019										
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 50																							
Interior Floor	14	CARPET 50																							
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																							