LOT 81
IN OR 2242/1155
ESMT PT OR 2176/356

DOOLIN-JUNCO SHANE M & MARY-KATHERINE
226 PONDER CIR
YULEE, FL 32097

2025

44-2N-27-1000-0081-0000

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	11	CLAY TILE 50
Interior Floo	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
Quality	03	Quality Level 03

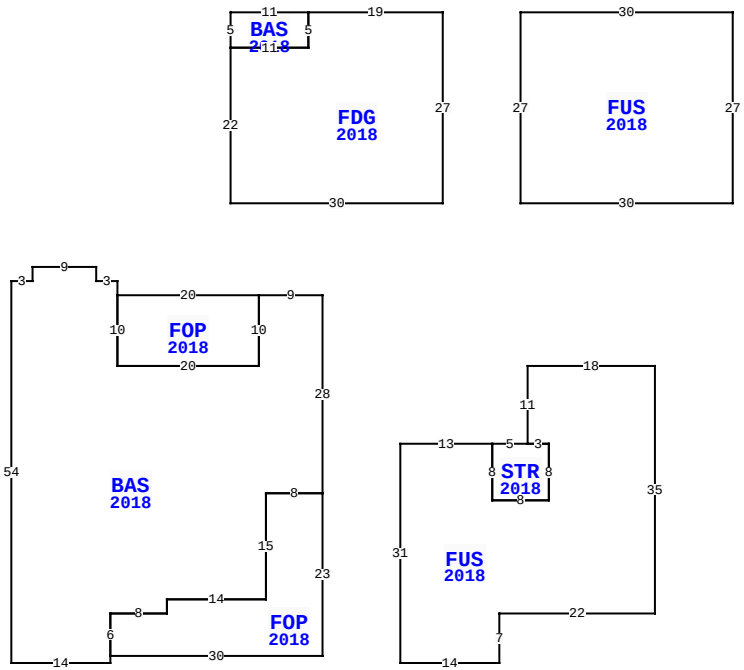
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	55	100	2018	55	7,070
BAS	1,762	100	2018	1,762	226,494
FDG	755	60	2018	453	58,231
FOP	200	30	2018	60	7,712
FOP	344	30	2018	103	13,241
FUS	810	100	2018	810	104,120
FUS	1,096	100	2018	1,096	140,885
STR	64	10	2018	6	771
TOTALS	5,086			4,345	558,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,345	99.8800	131.84	572,845	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3723 HX Base Yr 2019



226 PONDER CIR, YULEE

BLD DATE		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		558,524
TOTAL MARKET OB/XF VALUE		9,064
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		667,588
SOH/AGL Deduction		239,115
ASSESSED VALUE		428,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,751
TOTAL JUST VALUE		667,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011955	CO ISSUED	0	12/05/2018
18006683	NEW CONSTR	347,931	06/28/2018
18006684	GARAGE	139,042	06/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/1155	11/30/2018	WD	Q	I	01	452,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOOLIN-JUNCO SHANE						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,3] W9 S10 W20 N10 N2 W3 N2 W9 S2 W3 S54 E14 N1 N6 E8 N2 E14 N15 E8 N28 $
FUS=[YR=2018;ORIG=29,13] E18 S35 W22 S7 W14 N31 E13 S8 E8 N8 W3 N11 $
FUS=[YR=2018;LABEL=above FDG;ORIG=28,-37] E30 S27 W30 N27 $
FDG=[YR=2018;ORIG=17,-37] W19 S5 W11 S22 E30 N27 $
FOP=[YR=2018;ORIG=-30,54] E30 N23 W8 S15 W14 S2 W8 S6 $
FOP=[YR=2018;ORIG=-9,3] W20 S10 E20 N10 $
STR=[YR=2018;ORIG=24,24] E5 E3 S8 W8 N8 $
BAS=[YR=2018;ORIG=-2,-32] W11 N5 E11 S5 $
.

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	1,797.00	SF	5.20	5.20	100	2018	2018	3	97	9,064	

LAND DESCRIPTION

TOTAL OB/XF 9,064

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 07/16/2025 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS