LOT 82
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

WILLETT STEVEN B & LOIS SCHERTZ
222 PONDER CIRCLE
YULEE, FL 32097

2025

44-2N-27-1000-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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
Quality	03	Quality Level 03

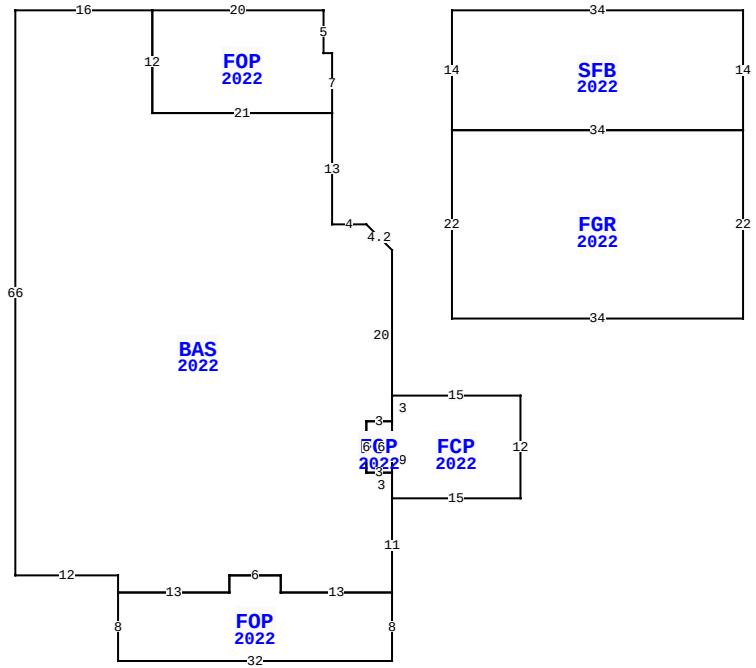
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100	2022	2,507	418,496
FCP	180	25	2022	45	7,512
FGR	748	55	2022	411	68,608
FOP	18	30	2022	5	835
FOP	247	30	2022	74	12,353
FOP	268	30	2022	80	13,355
SFB	476	80	2022	381	63,600
TOTALS	4,444			3,503	584,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,503	127.1016	167.77	587,698	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2888 HX Base Yr 2023



222 PONDER CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		584,760
TOTAL MARKET OB/XF VALUE		7,108
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		691,868
SOH/AGL Deduction		317,643
ASSESSED VALUE		374,225
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,503
TOTAL JUST VALUE		691,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003843	CO ISSUED	0	03/11/2022
21002268	NEW CONSTR	391,000	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1751	4/08/2022	SW	Q	I	01	779,400
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: WILLETT STEVEN B &						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W20 BAS=[YR=2022] W16 S66 E12 S2 FOP=[YR=2022] S8 E32 N8 W13 N2 W6 S2 W13$ E13 N2 E6 S2 E13 N11 FCP=[YR=2022] E15 N12 W15 S3 FOP=[YR=2022] W3 S6 E3 N6$ S9$ N3 W3 N6 E3 N20 U3 L3 W4 N13 W21 N12$ S12 E21 N7 W1 N5$ PTR=E15 SFB=[YR=2022] E34 S14 FGR=[YR=2022] S22 W34 N22 E34$ W34 N14$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	100	2022	2022	3	99	7,108	

LAND DESCRIPTION

TOTAL OB/XF 7,108

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 03/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS