

LOT 83
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HOARE DENNIS L & SUSAN K
218 PONDER CIRCLE
YULEE, FL 32097

2025

44-2N-27-1000-0083-0000



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	3,595	99.9000	131.87	474,073	2022	2022	0	0	0	0.50	99.50	VALUATION BY										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 2947										STANDARD			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2023										Tax Group: 4			
Interior Wall	05	DRYWALL 100																					Tax Dist:			
Interior Floor	12	HARDWOOD 60																					BUILDING MARKET VALUE			
Interior Floor	14	CARPET 40																					TOTAL MARKET OB/XF VALUE			
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET			
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE			
Bedrooms		4 100																					SOH/AGL Deduction			
Bathrooms		3 100																					ASSESSED VALUE			
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE			
Stories	2.	2. 100																					BASE TAXABLE VALUE			
Units	00	0 100																					TOTAL JUST VALUE			
Occupancy	00	NONE 100																					NCON VALUE			
																							INCOME VALUE			
																							PREVIOUS YEAR MKT VALUE			