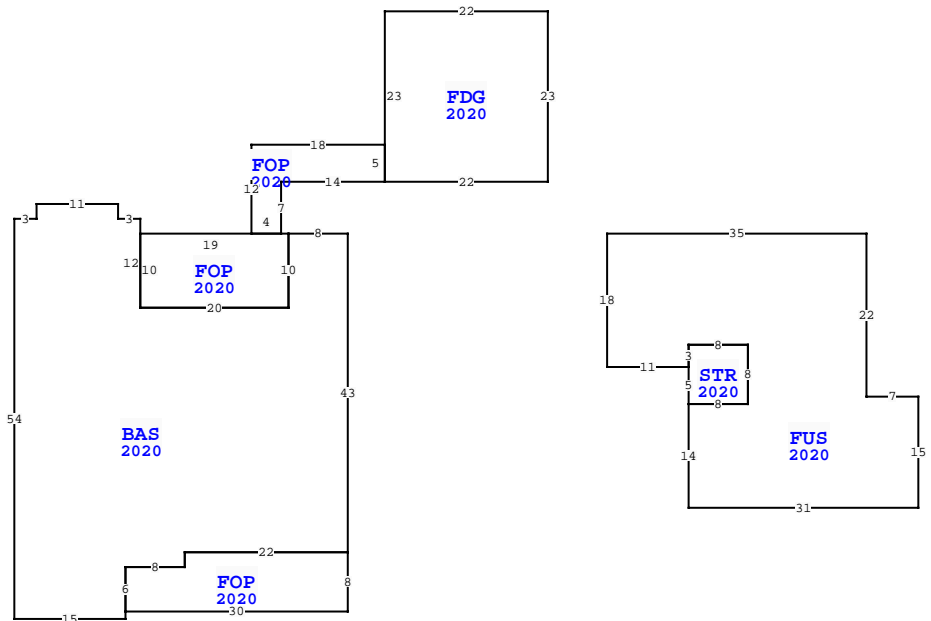


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,541	110.4300	145.77	516,172	2020	2020	0	0	0	1.50	98.50		
1 SNGL FAM - 0% - 0														
Heated Area: 3069 HX Base Yr														



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	1,942	100	2020	1,942	278,839
FDG	506	60	2020	304	43,649
FOP	118	30	2020	35	5,025
FOP	200	30	2020	60	8,615
FOP	224	30	2020	67	9,620
FUS	1,127	100	2020	1,127	161,819
STR	64	10	2020	6	862
TOTALS	4,181			3,541	508,429

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	0	0	1,222.00	SF	6.50	6.50	100	2020	2020	3	98	7,784	

214 PONDER CIR, YULEE										BLD DATE	04/04/2022	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			508,429
TOTAL MARKET OB/XF VALUE			7,784
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			616,213
SOH/AGL Deduction			43,364
ASSESSED VALUE			572,849
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			572,849
TOTAL JUST VALUE			616,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			591,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003100	CO ISSUED	0	04/09/2020
1911506	DREAMFINDERS	382,027	11/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2354/0494	4/13/2020	WD Q	Q	I	01	602,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCHUGH MARK D						
2203/1180	6/13/2018	QC U	V	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W8 FOP=[YR=2020] W1 FOP=[YR=2020] N7 E14													
FDG=[YR=2020] E22 N23 W22 S23\$ N5 W18 S12 E4\$ W19 S10 E20													
N10\$ S10 W20 N12 W3 N2 W11 S2 W3 S54 E15 N1 FOP=[YR=2020]													
E30 N8 W22 S2 W8 S6\$ N6 E8 N2 E22 N43\$ PTR=E35 FUS=[YR=2020]													
S18 E11 STR=[YR=2020] S5 E8 N8 W8 S3\$ N3 E8 S8 W8 S14 E31 N15													
W7 N22 W35\$ W35\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							