

LIU HAI
242 PONDER CIR
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																																	
Exterior Wall	31	HARDIE BRD 100								0900	11	3,530	124.8156	173.49	612,420	2019	2019		0	0	0	2.50	97.50	VALUATION BY					STANDARD																																								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 0% - 2023										Heated Area: 2925										HX Base Yr										Tax Group: 4					Tax Dist:																								
Roof Cover	05	COMP SHNGL 100																																						BUILDING MARKET VALUE					597,110																								
Interior Wall	03	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE					0																								
Interior Floo	13	LVT/LAMNT 60																																						TOTAL LAND VALUE - MARKET					100,000																								
Interior Floo	14	CARPET 40																																						TOTAL MARKET VALUE					697,110																								
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction					0																								
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE					697,110																								
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE					0																								
Bathrooms		3 100																																						BASE TAXABLE VALUE					697,110																								
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE					697,110																								
Stories	2.	2. 100																																						NCON VALUE					0																								
Units		0 100																																						INCOME VALUE																													
																																																		PREVIOUS YEAR MKT VALUE					675,758														