LOT 79
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

COL STEPHEN & JULIANA
234 PONDER CIR
YULEE, FL 32097

2026

44-2N-27-1000-0079-0000

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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

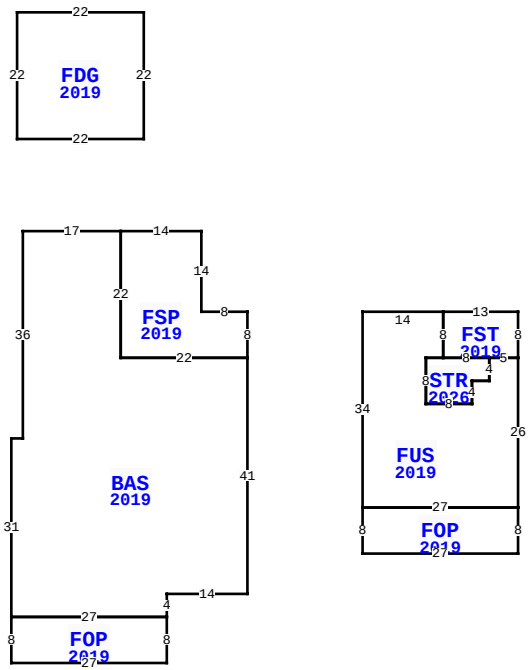
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2019	2,135	301,045
FDG	484	60	2019	290	40,892
FOP	216	30	2019	65	9,165
FOP	216	30	2019	65	9,165
FSP	372	40	2019	149	21,009
FST	104	55	2019	57	8,037
FUS	738	100	2019	738	104,062
STR	76	10	2026	8	1,128
TOTALS	4,341			3,507	494,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,507	104.0400	144.62	507,182	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2873 HX Base Yr 2021



234 PONDER CIR, YULEE

BLD DATE	04/04/2022 NW	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		494,502
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		594,502
SOH/AGL Deduction		134,140
ASSESSED VALUE		460,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		408,951
TOTAL JUST VALUE		594,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001938	CO ISSUED	0	02/27/2019
18010392	NEW CONSTR	364,734	10/15/2018
18010394	GARAGE	22,752	10/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1560	3/25/2020	WD	Q	I	01	504,000
GRANTOR: BAUM CORY & CATHERINE						
GRANTEE: COL STEPHEN & JULIA						
2258/1495	2/28/2019	WD	Q	I	01	425,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAUM CORY & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-22,-14] W17 S36 W2 S31 E27 N4 E14 N41 W22 N22 $
FUS=[YR=2019;ORIG=20,0] E14 S8 W3 S8 E8 N4 E3 N4 E5 S26 W27 N34 $
FDG=[YR=2019;ORIG=-40,-30] N22 E22 S22 W22 $
FSP=[YR=2019;ORIG=0,0] W8 N14 W14 S22 E22 N8 $
FOP=[YR=2019;ORIG=-41,53] S8 E27 N8 W27 $
FOP=[YR=2019;ORIG=47,34] S8 W27 N8 E27 $
FST=[YR=2019;ORIG=34,0] E13 S8 W5 W8 N8 $
STR=[YR=2026;ORIG=42,8] W8 W3 S8 E8 N4 E3 N4 $
PTR=[ORIG=0,0] E30 W30 $
PTR=[ORIG=0,0] N30 S30 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS