LOT 80
IN OR 2247/355
ESMT PT OR 2176/356

BOSWELL JONATHAN A & BOSWELL CRYSTAL A/
230 PONDER CIRCLE
YULEE, FL 32097

2026

44-2N-27-1000-0080-0000

BUILDING CHARACTERISTICS

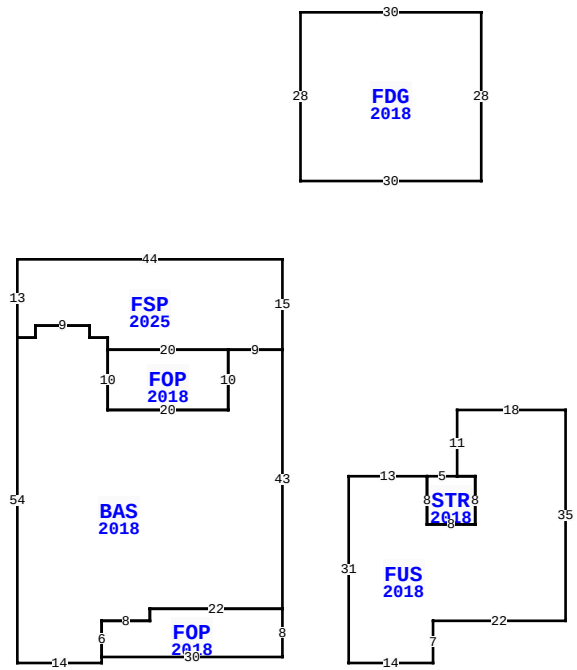
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,882	100	2018	1,882	263,772
FDG	840	60	2018	504	70,638
FOP	200	30	2018	60	8,409
FOP	224	30	2018	67	9,391
FSP	612	40	2025	245	34,338
FUS	1,096	100	2018	1,096	153,610
STR	64	10	2018	6	841
TOTALS	4,918			3,860	540,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,860	103.9500	144.49	557,731	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 2978 HX Base Yr 2019



230 PONDER CIR, YULEE

BLD DATE	07/11/2025 KWA	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		540,999
TOTAL MARKET OB/XF VALUE		91,597
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		732,596
SOH/AGL Deduction		219,144
ASSESSED VALUE		513,452
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,041
TOTAL JUST VALUE		732,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010242	POOL ENCLOSURE, S	30,438	09/05/2024
B240003310	EXTEND REAR ROOF	25,680	03/22/2024
SP230014208		230,699	11/03/2023
18012529	CO ISSUED	0	12/28/2018
18008662	NEW CONSTR	358,969	08/24/2018
18008667	GARAGE	38,718	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0355	12/31/2018	WD	Q	I	01	482,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOSWELL JONATHAN A						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-50,28] W9 S10 W20 N10 N2 W3 N2 W9 S2 W3 S54 E14 N1 N6 E8 N2 E22 N43 $
FUS=[YR=2018;ORIG=-21,38] E18 S35 W22 S7 W14 N31 E13 S8 E8 N8 W3 N11 $
FDG=[YR=2018;ORIG=-17,-28] W30 S28 E30 N28 $
FSP=[YR=2025;ORIG=-94,26] E3 N2 E9 S2 E3 S2 E20 E9 N15 W44 S13 $
FOP=[YR=2018;ORIG=-80,79] E30 N8 W22 S2 W8 S6 $
FOP=[YR=2018;ORIG=-59,28] W20 S10 E20 N10 $
STR=[YR=2018;ORIG=-26,49] E5 E3 S8 W8 N8 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
4	0912	SCRN RM G	0	100	44	41	1,804.00	SF	21.00	21.00	100	2025	2024		97	36,747	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 91,597

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 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS