

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

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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
BAL	192	15	2022	29	3,987
BAS	2,151	100	2022	2,151	295,701
FGR	744	55	2022	409	56,226
FOP	200	30	2022	60	8,249
FSP	330	40	2022	132	18,147
FUS	796	100	2022	796	109,428
PTO	180	5	2024	9	1,238
STP	12	10	2022	1	138
STR	80	10	2022	8	1,100
TOTALS	4,685			3,595	494,210

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,595	99.9000	138.86	499,202	2022	2022	0	0	1.00	99.00
1 SNGL FAM		100% - 2023		Heated Area: 2947				HX Base Yr 2023			
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES										218 PONDER CIR, YULEE				INC DATE		AG DATE	
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
2	0911	SCRN RM A	0	100	0	0	180.00	SF	18.00	18.00	100	2024	2023		93	3,013	