

LOT 3
IN OR 1713/810
CARTESIAN POINTE #3 PB 7/124

DRAKE DANIEL A & DENA L
76058 LONG POND LOOP
YULEE, FL 32097

2023

08-2N-27-0232-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	96,587
FGR	654	55	360	33,306
FOP	35	30	10	925
FOP	110	30	33	3,053
FUS	1,488	100	1,488	137,663
PTO	132	5	7	647

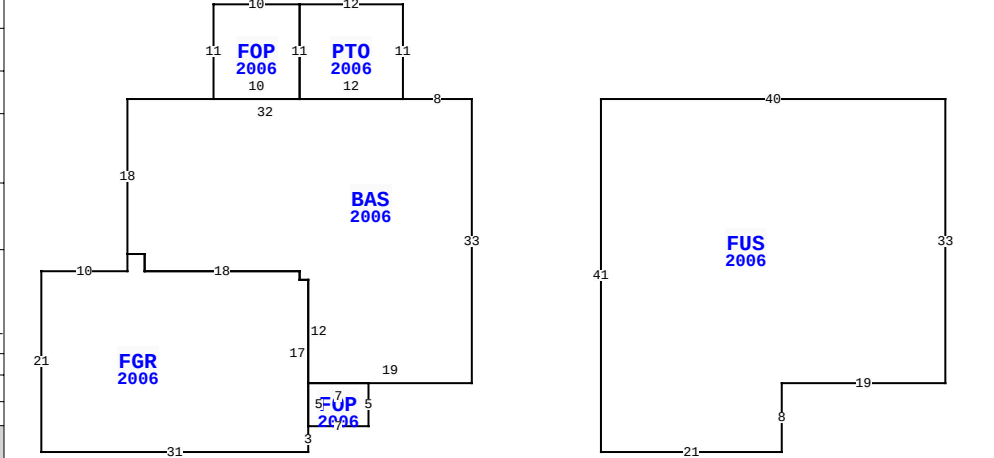
TOTALS	3,463		2,942	272,181
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0812	CONCRETE C	0 100	0 0
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,942	108.4713	97.90	288,022	2006	2011	0	0	5.50	94.50

1 SINGLE FAM - 100% - 2011 Heated Area: 2532 HX Base Yr 2011



BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

76058 LONG POND LOOP, YULEE

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	0812	CONCRETE C	0 100	0 0	1,236.00	SF	4.00	4.00	100	2006	2006	3	88	4,351	

LAND DESCRIPTION															TOTAL OB/XF										4, 351									
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1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
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NASSAU COUNTY PROPERTY															PAGE 1 of 1									
VALUATION SUMMARY															STANDARD									
VALUATION BY															Tax Group: 4									
BUILDING MARKET VALUE															Tax Dist:									
TOTAL MARKET OB/XF VALUE															272,181									
TOTAL LAND VALUE - MARKET															50,000									
TOTAL MARKET VALUE															326,532									
SOH/AGL Deduction															144,339									
ASSESSED VALUE															182,193									
TOTAL EXEMPTION VALUE															50,000									
BASE TAXABLE VALUE															132,193									
TOTAL JUST VALUE															326,532									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															269,042									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006083	ROOF	15,968	07/30/2020
00617482	CO ISSUED	0	05/01/2006
00617482	NEW CONSTR	0	05/01/2006
E17237	ELEC OTHER	1,500	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1713/0810	11/30/2010	WD	U	I	12	155,000	
GRANTOR: ACEVEDO REYNALDO & RO							
GRANTEE: DRAKE DANIEL A & DE							
1437/0970	8/16/2006	WD	Q	I		335,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: ACEVEDO REYNALDO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W8 PTO=[YR=2006] N11 W12 FOP=[YR=2006] W10 S11 E10 N11\$ S11 E12\$ W32 S18 FGR=[YR=2006] S2 W10 S21 E31 N3 FOP=[YR=2006] E7 N5 W7 S5\$ N17 W1 N1 W18 N2 W2\$ E2 S2 E18 S1 E1 S12 E19 N33\$ PTR= E15 FUS=[YR=2006] E40 S33 W19 S8 W21 N41\$ W15\$.									