LOT 5
CARTESIAN POINTE #3 PB 7/124

CRABB TINA M/RODRIGUEZ MOSES
76088 LONG POND LOOP
YULEE, FL 32097

2023

08-2N-27-0232-0005-0000

BUILDING CHARACTERISTICS

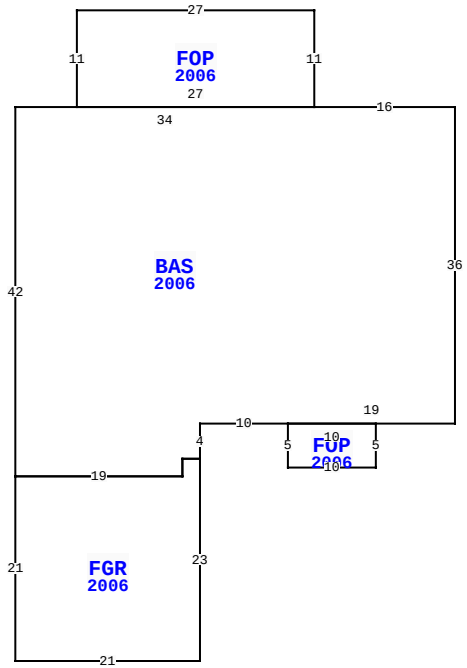
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1,922	175,544
FGR	445	55	245	22,377
FOP	50	30	15	1,370
FOP	297	30	89	8,129
TOTALS	2,714		2,271	207,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	109.5885	98.90	224,602	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1922 HX Base Yr



76088 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,420
TOTAL MARKET OB/XF VALUE	4,054
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,474
SOH/AGL Deduction	23,466
ASSESSED VALUE	238,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,008
TOTAL JUST VALUE	261,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617409	CO ISSUED	0	05/01/2006
B0617409	NEW CONSTR	0	05/01/2006
E17238	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1776	10/07/2020	WD	Q	I	01	240,000
GRANTOR: SMOLENSKI SCOTT J & A						
GRANTEE: CRABB TINA M & MOSE						
1431/1958	7/26/2006	WD	Q	I		260,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMOLENSKI SCOTT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] N11 W27 S11 E27$ W34 S42
FGR=[YR=2006] S21 E21 N23 W2 S2 W19$ E19 N2 E2 N4 E10
FOP=[YR=2006] S5 E10 N5 W10$ E19 N36$.

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
1	0811	CONCRETE B	0	0	0	0	886.00	SF	5.20	5.20	100	2006	2006	3	88	4,054	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/13/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS