LOT 7
IN OR 2186/1473
CARTESIAN POINTE #3 PB 7/124

HUSEN KEVIN & GWENDOLYN
76118 LONG POND LOOP
YULEE, FL 32097

2023

08-2N-27-0232-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

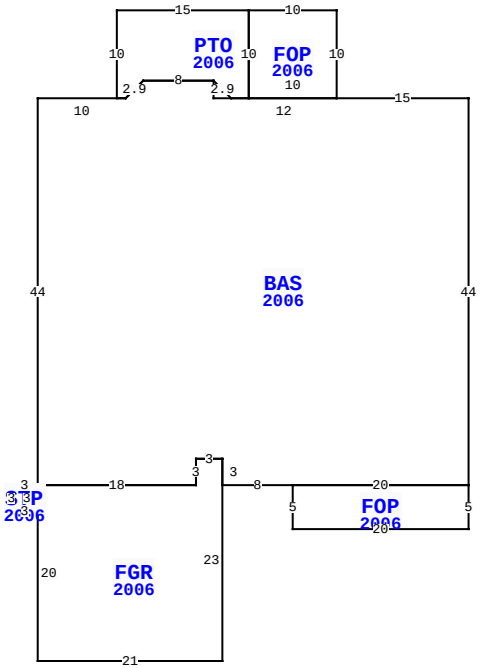
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	193,174
FGR	429	55	236	21,037
FOP	100	30	30	2,675
FOP	100	30	30	2,675
PTO	132	5	7	624
STP	9	10	1	89
TOTALS	2,937		2,471	220,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	107.2512	96.79	239,168	2006	2006	0	0	0	7.90	92.10

1 SINGLE FAM – 100% - 2019 Heated Area: 2167 HX Base Yr 2019



76118 LONG POND LOOP, YULEE

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	03/13/2007	JM	LAND DATE	03/13/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,274
TOTAL MARKET OB/XF VALUE		7,476
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,750
SOH/AGL Deduction		82,634
ASSESSED VALUE		195,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,116
TOTAL JUST VALUE		277,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17866	ELEC OTHER	1,500	08/01/2006
M11853	MECH OTHER	0	08/01/2006
C18154	CO ISSUED	194,172	07/01/2006
P11340	OTHER	0	07/01/2006
R09510	REPAIR/RRF	2,000	07/01/2006
B18154	NEW CONSTR	194,172	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1473	3/28/2018	WD	Q	I	02	199,000
GRANTOR: BADGER JAMIN F & KARE						
GRANTEE: HUSEN KEVIN & GWEND						
1984/1351	6/09/2015	QC	U	I	11	100
GRANTOR: BADGER JAMIN F & KARE						
GRANTEE: BADGER JAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] N10 W10 PTO=[YR=2006] W15 S10 E1 R2 U2 E8 /S 2E2/E2 N10$ S10 E10$ W12 L2 U2 W8 D2 L2 W10 S44 STP=[YR=2006] W3 S3 E3 N3$ FGR=[YR=2006] S20 E21 N23 W3 S3 W18$ E18 N3 E3 S3 E8 FOP=[YR=2006] S5 E20 N5 W20$ E20 N44 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,219.00	SF	4.00	4.00	100	2006	2006	3	88	4,291	

LAND DESCRIPTION

TOTAL OB/XF 7,476

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	100	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