LOT 8
IN OR 1638/1516
CARTESIAN POINTE #3 PB 7/124

GREEN DAVID RAYMOND
76162 LONG POND LOOP
YULEE, FL 32097

2023

08-2N-27-0232-0008-0000

BUILDING CHARACTERISTICS

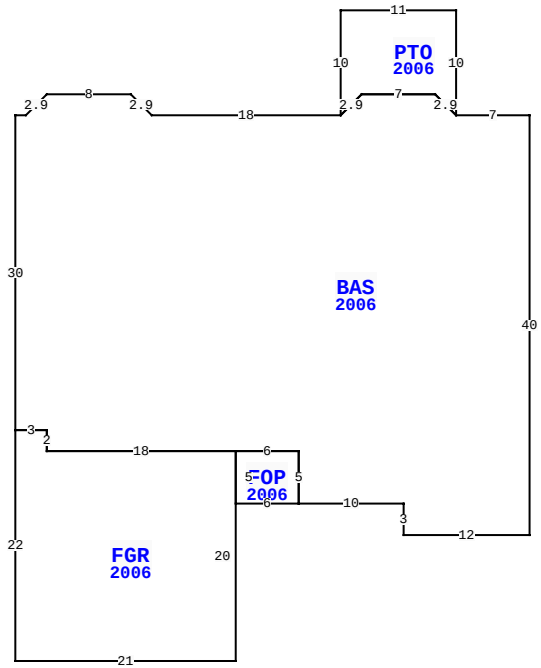
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,746	100	1,746	162,608
FGR	426	55	234	21,793
FOP	30	30	9	838
PTO	92	5	5	466
TOTALS	2,294		1,994	185,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	112.1610	101.23	201,853	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1746 HX Base Yr 2010



76162 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		185,705
TOTAL MARKET OB/XF VALUE		4,311
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		240,016
SOH/AGL Deduction		102,384
ASSESSED VALUE		137,632
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		37,632
TOTAL JUST VALUE		240,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611657	H/AC	0	06/01/2006
E0617487	ELEC OTHER	1,500	06/01/2006
C17678	CO ISSUED	137,229	05/01/2006
P11080	OTHER	0	05/01/2006
R09230	REPAIR/RRF	2,000	05/01/2006
B17678	NEW CONSTR	137,229	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1638/1516	9/04/2009	WD	Q	I	01	158,000
GRANTOR: LEGACIES LLC						
GRANTEE: GREEN DAVID RAYMOND						
1470/1902	1/11/2007	WD	U	I	21	100
GRANTOR: SANTIAGO ANGEL L						
GRANTEE: LEGACIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N10 W11 S10 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W18 L2 U2 W8 D2 L2 W1 S30
FGR=[YR=2006] S22 E21 N20 W18 N2 W3$ E3 S2 E18 FOP=[YR=2006] S5 E6 N5 W6$ E6 S5 E10 S3 E12 N40$.

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	100	0	0	942.00	SF	5.20	5.20	100	2006	2006	3	88	4,311	

LAND DESCRIPTION

TOTAL OB/XF 4,311

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