LOT 9
CARTESIAN POINTE #3 PB 7/124

TRUE NORTH BORROWER FL LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

08-2N-27-0232-0009-0000

BUILDING CHARACTERISTICS

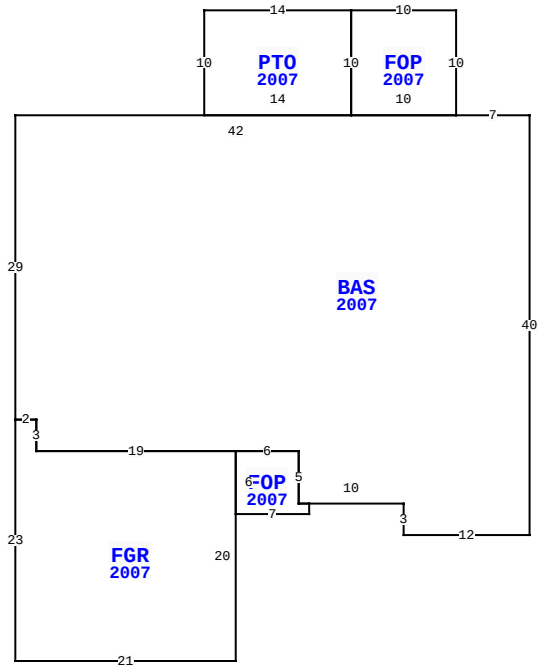
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,708	100	1,708	161,125
FGR	426	55	234	22,074
FOP	37	30	11	1,038
FOP	100	30	30	2,830
PTO	140	5	7	660
TOTALS	2,411		1,990	187,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	112.5726	101.60	202,184	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 1708 HX Base Yr



76182 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	187,728
TOTAL MARKET OB/XF VALUE	4,008
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	241,736
SOH/AGL Deduction	22,086
ASSESSED VALUE	219,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,650
TOTAL JUST VALUE	241,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19282	CO ISSUED	0	01/01/2007
E18713	ELEC OTHER	1,500	01/01/2007
M12435	MECH OTHER	0	01/01/2007
R09997	REPAIR/RRF	2,000	01/01/2007
B19282	NEW CONSTR	157,014	01/01/2007
P12007	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1017	2/17/2023	WD	Q	I	01	266,000
GRANTOR: KENNEY ANDREW R						
GRANTEE: TRUE NORTH BORROWER						
1507/0652	6/22/2007	WD	Q	I		187,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KENNEY ANDREW R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 FOP=[YR=2007] N10 W10 PTO=[YR=2007] W14 S10 E14 N10$ S10 E10$ W42 S29 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 FOP=[YR=2007] S6 E7 N1 W1 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	0	0	0	866.00	SF	5.20	5.20	100	2007	2007	3	89	4,008	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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