LOT 12
CARTESIAN POINTE #3 PB 7/124

KRASAVAGE BRIAN D & ELLEN M
96133 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

08-2N-27-0232-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

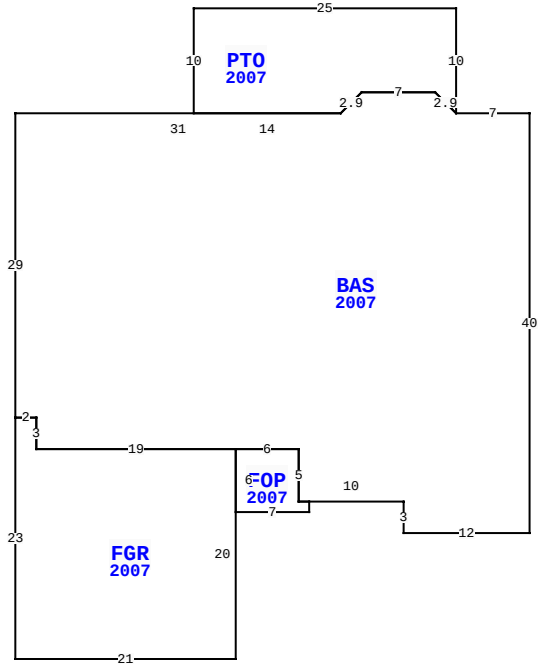
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,726	100	1,726	165,216
FGR	426	55	234	22,399
FOP	37	30	11	1,053
PTO	232	5	12	1,149
TOTALS	2,421		1,983	189,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	111.2349	100.39	199,073	2007	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1726 HX Base Yr



76222 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,816
TOTAL MARKET OB/XF VALUE	3,304
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	243,120
SOH/AGL Deduction	0
ASSESSED VALUE	243,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,120
TOTAL JUST VALUE	243,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18513	ELEC OTHER	1,500	12/01/2006
M12308	MECH OTHER	0	12/01/2006
C18830	CO ISSUED	0	11/01/2006
B18830	NEW CONSTR	158,664	11/01/2006
P11727	OTHER	0	11/01/2006
R09891	REPAIR/RRF	2,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0832	5/31/2022	WD	U	I	11	100
GRANTOR: PHELAN WILLAIM REVOCA						
GRANTEE: KRASAVAGE BRIAN D &						
2558/0211	4/21/2022	WD	Q	I	01	314,000
GRANTOR: PHELAN WILLIAM T REV						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 PTO=[YR=2007] N10 W25 S10 E14 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W31 S29 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 FOP=[YR=2007] S6 E7 N1W1N5W6$ 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	714.00	SF	5.20	5.20	100	2007	2007	3	89	3,304	

LAND DESCRIPTION

TOTAL OB/XF 3,304

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