LOT 31
IN OR 2127/392
CARTESIAN POINTE #2 PB 7/35

ALLEN BRYAN
76307 LONG POND LOOP
YULEE, FL 32097

2023

09-2N-27-0231-0031-0000

BUILDING CHARACTERISTICS

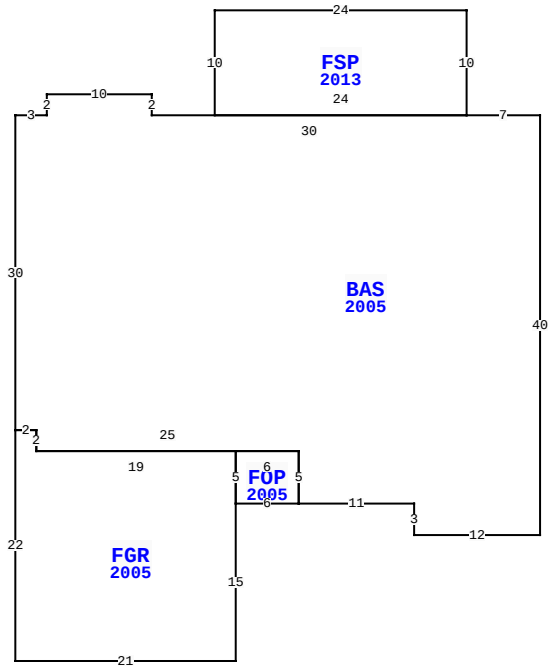
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	1,767	167,050
FGR	424	55	233	22,028
FOP	30	30	9	851
FSP	240	40	96	9,076
TOTALS	2,461		2,105	199,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	111.0291	100.20	210,921	2005	2010	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1767 HX Base Yr 2020



76307 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		199,004
TOTAL MARKET OB/XF VALUE		10,120
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,124
SOH/AGL Deduction		67,604
ASSESSED VALUE		191,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,520
TOTAL JUST VALUE		259,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008653	REPAIR/RRF	0	10/09/2020
E15943	ELEC OTHER	1,500	10/01/2005
M10426	MECH OTHER	0	10/01/2005
P09813	OTHER	0	08/01/2005
R07923	REPAIR/RRF	2,000	07/01/2005
B15629	NEW CONSTR	126,010	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0392	6/16/2017	WD	Q	I	01	183,000
GRANTOR: ALBERT KERRIE L						
GRANTEE: ALLEN BRYAN						
2089/0237	12/14/2016	QC	U	I	11	100
GRANTOR: ALBERT KERRIE L & JER						
GRANTEE: ALBERT KERRIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FSP=[YR=2013] N10 W24 S10 E24$ W30 N2 W10 S2 W3 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5$ N5 W19 N2 W2$ E2 S2 E25 S5 E11 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	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2005	2005	3	69	3,754	
2	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	69	621	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
4	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	2005	2005	3	87	3,945	

LAND DESCRIPTION

TOTAL OB/XF 10,120

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/03/2021 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS