LOT 36
IN OR 1407/412
CARTESIAN POINTE #2 PB 7/35

GORDON BRIAN D
711 MAIN ST UNIT 603
HOUSTON, TX 77002-3312

2023

09-2N-27-0231-0036-0000

BUILDING CHARACTERISTICS

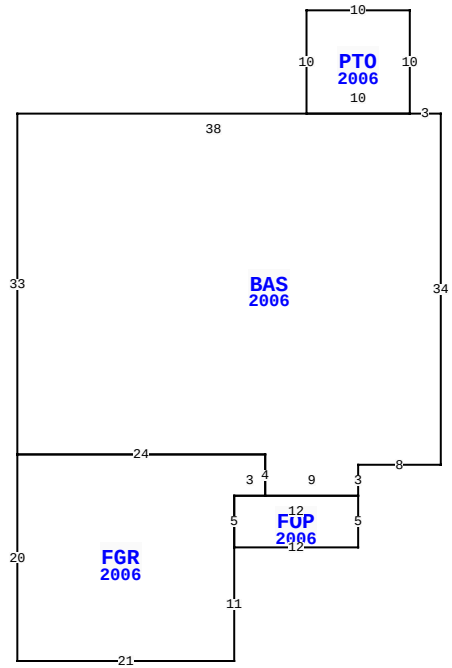
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,397	100	1,397	134,354
FGR	432	55	238	22,889
FOP	60	30	18	1,732
PTO	100	5	5	481
TOTALS	1,989		1,658	159,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	115.3950	104.14	172,664	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1397 HX Base Yr



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

76353 LONG POND LOOP, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,455
TOTAL MARKET OB/XF VALUE	3,999
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	213,454
SOH/AGL Deduction	20,060
ASSESSED VALUE	193,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,394
TOTAL JUST VALUE	213,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16819	ELEC OTHER	1,500	02/01/2006
M11050	TANKS/BLRS	0	02/01/2006
P10556	OTHER	0	01/01/2006
C16256	CO ISSUED	166,875	10/01/2005
B16256	NEW CONSTR	166,875	10/01/2005
R08355	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0412	4/26/2006	WD	Q	I		190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GORDON BRIAN D						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 PTO=[YR=2006] N10 W10 S10 E10$ W38 S33
FGR=[YR=2006] S20 E21 N11 FOP=[YR=2006] E12 N5 W12 S5 $
N5E3 N4 W24 $ E24 S4 E9 N3 E8 N34$.

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	874.00	SF	5.20	5.20	100	2006	2006	3	88	3,999	

LAND DESCRIPTION

TOTAL OB/XF 3,999

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/15/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS