LOT 71
IN OR 1970/1351
CARTESIAN POINTE #2 PB 7/35

SANFORD CONSTANCE
76264 LONG POND LOOP
YULEE, FL 32097

2023

09-2N-27-0231-0071-0000

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		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

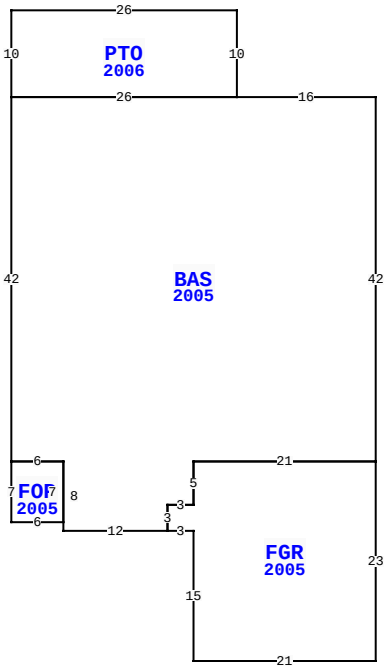
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	169,377
FGR	492	55	271	24,481
FOP	42	30	13	1,175
PTO	260	5	13	1,175
TOTALS	2,669		2,172	196,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	108.9711	98.35	213,616	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1875 HX Base Yr



76264 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	196,206
TOTAL MARKET OB/XF VALUE	3,981
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	250,187
SOH/AGL Deduction	22,655
ASSESSED VALUE	227,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,532
TOTAL JUST VALUE	250,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514935	ELEC OTHER	1,500	05/01/2005
M09506	MECH OTHER	0	03/01/2005
P09221	OTHER	0	03/01/2005
B14552	NEW CONSTR	140,086	02/01/2005
R07220	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1351	3/27/2015	WD	Q	I	01	165,000
GRANTOR: ROYAL WILLIAM G & CHE						
GRANTEE: SANFORD CONSTANCE						
1347/1622	9/07/2005	WD	Q	I		176,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROYAL WILLIAM G & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2006] N10 W26 S10 E26$ W26 S42
FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 E12 FGR=[YR=2005] E3 S15 E21
N23 W21 S5 W3 S3$ N3 E3 N5 E21 N42$.

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	880.00	SF	5.20	5.20	100	2005	2005	3	87	3,981	

LAND DESCRIPTION

TOTAL OB/XF 3,981

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

REVIEW DATE 03/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS