LOT 4
IN OR 1645/1146
CARTESIAN POINTE #3 PB 7/124

THOMPSON KEVIN & ARLESE
76072 LONG POND LOOP
YULEE, FL 32097

2024

08-2N-27-0232-0004-0000

BUILDING CHARACTERISTICS

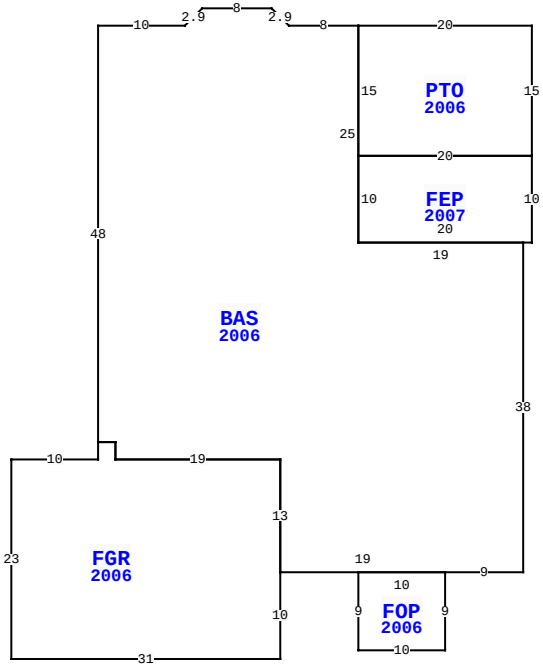
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,355	100	2,355	215,809
FEP	200	80	160	14,662
FGR	717	55	394	36,105
FOP	90	30	27	2,474
PTO	300	5	15	1,375
TOTALS	3,662		2,951	270,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	105.0168	99.77	294,421	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2013 Heated Area: 2355 HX Base Yr 2013



76072 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,426
TOTAL MARKET OB/XF VALUE		4,399
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		324,825
SOH/AGL Deduction		140,993
ASSESSED VALUE		183,832
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		128,832
TOTAL JUST VALUE		324,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20622	ADDITION	18,820	10/01/2007
C0617224	CO ISSUED	0	05/01/2005
B0617224	NEW CONSTR	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1645/1146	7/30/2009	WD	U	I	11	100
GRANTOR: FATTOROSS ARNOLD F &						
GRANTEE: THOMPSON KEVIN & AR						
1634/1983	7/30/2009	WD	Q	I	01	191,000
GRANTOR: FATTOROSS ARNOLD F &						
GRANTEE: THOMPSON KEVIN & AR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E10 U2 R2 E8 D2 R2 E8 PTO=[YR=2006] E20 S15 FEP=[YR=2007] S10 W20 N10 E20$ W20 N15$ S25 E19 S38 W9 FOP=[YR=2006] S9 W10 N9 E10$ W19 FGR=[YR=2006] S10 W31 N23 E10 N2 E2 S2 E19 S13$ N13 W19 N2 W2 N48$.

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	0812	CONCRETE C	0	100	0	0	1,264.00	SF	4.00	4.00	100	2006	2006	3	87	4,399	

LAND DESCRIPTION

TOTAL OB/XF 4,399

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	100	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS