LOT 6
CARTESIAN POINTE #3 PB 7/124

503 CENTRE STREET LLC
P O BOX 17529
FERNANDINA BEACH, FL 32035

2024

08-2N-27-0232-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

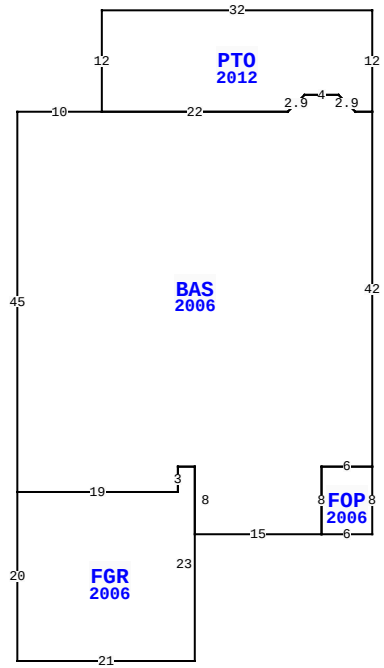
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,953	100	1,953	188,671
FGR	426	55	234	22,606
FOP	48	30	14	1,352
PTO	372	5	19	1,835
TOTALS	2,799		2,220	214,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	111.1320	105.58	234,388	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1953 HX Base Yr



76100 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	214,465
TOTAL MARKET OB/XF VALUE	3,904
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	268,369
SOH/AGL Deduction	9,274
ASSESSED VALUE	259,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,095
TOTAL JUST VALUE	268,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617599	CO ISSUED	0	06/01/2006
C0617599	NEW CONSTR	0	06/01/2006
M0611586	H/AC	0	06/01/2006
E0617425	ELEC OTHER	1,500	06/01/2006
P11079	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1244	6/06/2019	CT	U	I	18	155,500
GRANTOR: CLERK OF COURT						
GRANTEE: 503 CENTRE STREET L						
1439/1160	8/25/2006	WD	Q	I		200,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BARRY SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W32 S12 BAS=[YR=2006] W10 S45 FGR=[YR=2006] S20 E21 N23 W2 S3 W19$ E19 N3 E2 S8 E15 FOP=[YR=2006] E6 N8 W6 S8$ N8 E6 N42 W2 L2 U2 W4 D2 L2 W22$ E22 U2 R2 E4 D2 R2 E2 N12$.

EXTRA FEATURES

L N	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	863.00	SF	5.20	5.20	100	2006	2006	3	87	3,904	

LAND DESCRIPTION

TOTAL OB/XF 3,904

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS