



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	13	LVT/LAMNT 40
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

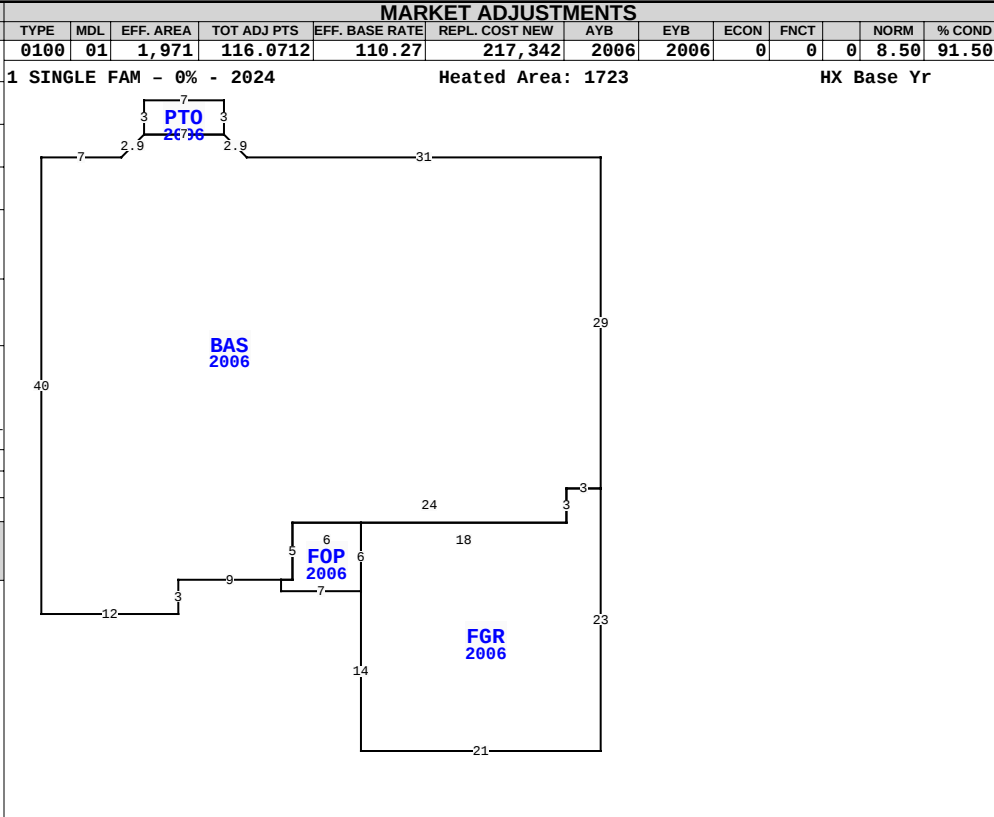
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	1,723	173,845
FGR	429	55	236	23,812
FOP	37	30	11	1,110
PTO	21	5	1	101

TOTALS	2,210		1,971	198,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	965.00	SF	5.20	



76129 LONG POND LOOP, YULEE	BLD DATE	03/20/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	965.00	SF	5.20		100	2006	2006	3	87	4,366	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										198,868									
TOTAL MARKET OB/XF VALUE										4,366									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										253,234									
SOH/AGL Deduction										0									
ASSESSED VALUE										253,234									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										253,234									
TOTAL JUST VALUE										253,234									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										244,361									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617929	C0 ISSUED	142,164	08/01/2006
E17943	ELEC OTHER	1,500	08/01/2006
M11979	MECH OTHER	0	08/01/2006
P11392	OTHER	0	08/01/2006
B0617929	NEW CONSTR	142,164	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/610	7/11/2023	SW	U	I	11	100	
GRANTOR:SFR JV-2 PROPERTY LLC							
GRANTEE:SFR JV-2 2023-1 BOR							
2582/1824	8/08/2022	WD	Q	I	01	335,200	
GRANTOR:NOVAKOVIC ANA							
GRANTEE:SFR JV-2 PROPERTY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W31 U2 L2 PTO=[YR=2006] N3 W7 S3 E7\$ W7 L2 D2 W7 S40 E12 N3 E9 FOP=[YR=2006] S1 E7 FGR=[YR=2006] S14 E21 N23 W3 S3 W18 S6\$ N6W6 S5 W1\$E1 N5 E24 N3E3 N29\$.									