LOT 23
CARTESIAN POINTE #3 PB 7/124

DOUGLAS MARK K & ANDREA L
85559 CLAXTON RD
YULEE, FL 32097

2024

08-2N-27-0232-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

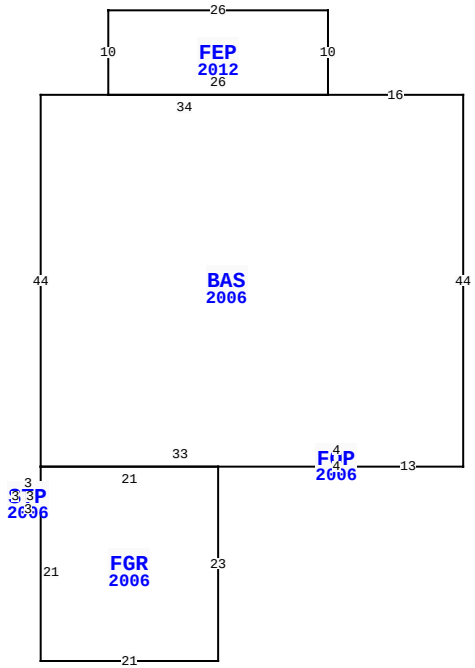
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,192	100	2,192	202,560
FEP	260	80	208	19,221
FGR	483	55	266	24,580
FOP	8	30	2	185
STP	9	10	1	92
TOTALS	2,952		2,669	246,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,669	118.8432	112.90	301,330	2006	2006	0	0	10	8.15	81.85

1 SINGLE FAM – 0% - 2024 Heated Area: 2192 HX Base Yr



76115 LONG POND LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,639
TOTAL MARKET OB/XF VALUE	4,198
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	300,837
SOH/AGL Deduction	0
ASSESSED VALUE	300,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,837
TOTAL JUST VALUE	300,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26158	REMODEL	16,833	06/01/2012
E17771	ELEC OTHER	1,500	07/01/2006
M11726	MECH OTHER	0	07/01/2006
C17246	CO ISSUED	0	06/01/2006
B17246	NEW CONSTR	0	06/01/2006
P0611200	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/150	2/26/2024	WD	Q	I	01	330,000
GRANTOR: WAGNER SANDRA E						
GRANTEE: DOUGLAS MARK K & AN						
1456/0098	11/01/2006	WD	Q	I		235,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WAGNER SANDRA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FEP=[YR=2012] N10 W26 S10 E26$ W34 S44
FGR=[YR=2006] S2 STP=[YR=2006] W3 S3 E3 N3$ S21 E21 N23 W21$
E33 FOP=[YR=2006] E4 N2 W4 S2$ N2 E4 S2 E13 N44$.

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	928.00	SF	5.20	5.20	100	2006	2006	3	87	4,198	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	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