LOT 24
IN OR 2126/105
CARTESIAN POINTE #3 PB 7/124

MCCARTHY EVAN M & KATELYN M
76099 LONG POND LOOP
YULEE, FL 32097

2024

08-2N-27-0232-0024-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

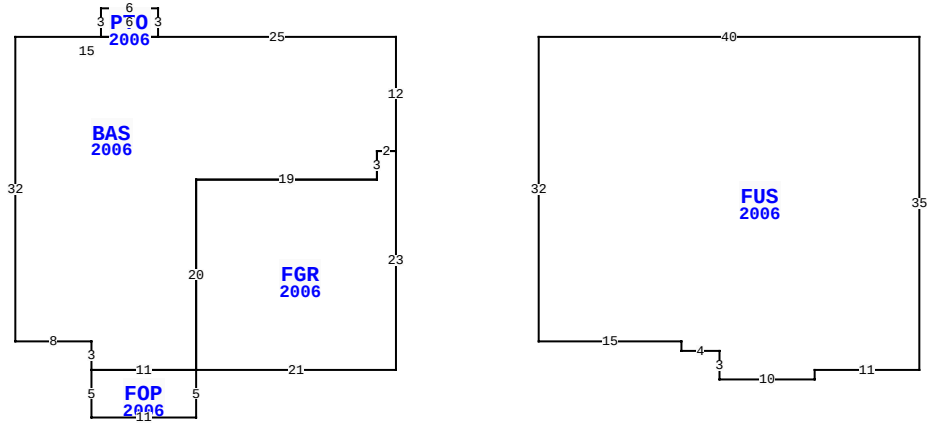
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	88,488
FGR	426	55	234	21,796
FOP	55	30	16	1,491
FUS	1,357	100	1,357	126,398
PTO	18	5	1	93
TOTALS	2,806		2,558	238,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	106.7472	101.41	259,407	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2307 HX Base Yr 2018



76099 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		238,265
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,300
SOH/AGL Deduction		87,408
ASSESSED VALUE		204,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,892
TOTAL JUST VALUE		292,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617150	CO ISSUED	0	05/01/2006
C0617150	NEW CONSTR	0	05/01/2006
C0617150	CO ISSUED	0	05/01/2006
B0617150	NEW CONSTR	0	05/01/2006
M11487	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0105	6/09/2017	WD	Q	I	01	189,500
GRANTOR: CRISHER STANLEY J & E						
GRANTEE: MCCARTHY EVAN M & K						
2071/0930	9/12/2016	SW	U	I	12	150,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CRISHER STANLEY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 PTO=[YR=2006] N3 W6 S3 E6$ W15 S32 E8 S3 FOP=[YR=2006] S5 E11 N5 W11$ E11 FGR=[YR=2006] E21 N23 W2 S3 W19 S20$ N20 E19 N3 E2 N12$ PTR=E15 FUS=[YR=2006] E40 S35 W11 S1 W10 N3 W4 N1 W15 N32$ W15$.

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	100	0	0	892.00	SF	5.20	5.20	100	2006	2006	3	87	4,035	

LAND DESCRIPTION

TOTAL OB/XF 4,035

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	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