

LOT 30
IN OR 1412/1198
CARTESIAN POINTE #3 PB 7/124

MONTICELLO DAMIAN & LINDA
76019 LONG POND LOOP
YULEE, FL 32097

2024

08-2N-27-0232-0030-0000



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	4 100
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	2,201	100	2,201	208,598
FGR	424	55	233	22,083
FOP	50	30	15	1,422
PTO	286	5	14	1,327
TOTALS	2,961		2,463	233,429

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
1	0811	CONCRETE B	0 100	0	0	854.00	SF	5.20	5.20	100	2006	2006	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2008

Heated Area: 2201

HX Base Yr 2008

76019 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					233,429				
TOTAL MARKET OB/XF VALUE					3,863				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					287,292				
SOH/AGL Deduction					129,400				
ASSESSED VALUE					157,892				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					107,892				
TOTAL JUST VALUE					287,292				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					276,847				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006420	REPAIR/RRF	15,000	08/10/2020
C16920	CO ISSUED	0	01/01/2006
B16920	NEW CONSTR	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1412/1198	5/17/2006	WD	Q	I		224,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MONTICELLO DAMIAN &							
1365/1872	11/09/2005	WD	U	V	19	1,589,000	
GRANTOR: POINTE CARTESIAN LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W8 PTO=[YR=2006] N11 W26 S11 E26\$ W41 S45 E10 FOP=[YR=2006] S5 E10 N5 W10\$ E18 FGR=[YR=2006] S20 E21 N22 W2 S2 W19\$ E19 N2 E2 N43\$.									