LOT 28
IN OR 1393/1585
CARTESIAN POINTE #2 PB 7/35

HAMILTON ARAYNA L
76265 LONG POND LOOP
YULEE, FL 32097

2024

09-2N-27-0231-0028-0000

BUILDING CHARACTERISTICS

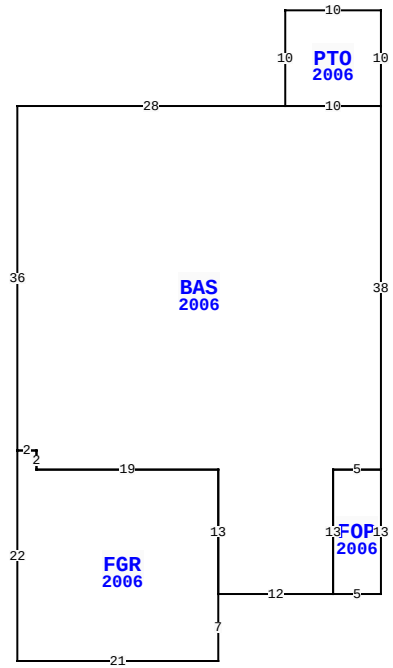
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,596	100	1,596	154,626
FGR	424	55	233	22,574
FOP	65	30	20	1,938
PTO	100	5	5	484
TOTALS	2,185		1,854	179,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	111.0291	105.48	195,560	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1596 HX Base Yr 2007



76265 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,622
TOTAL MARKET OB/XF VALUE		4,153
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,775
SOH/AGL Deduction		101,749
ASSESSED VALUE		132,026
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		77,026
TOTAL JUST VALUE		233,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15923	NEW CONSTR	119,440	02/17/2006
E16244	ELEC OTHER	1,500	11/01/2005
M10634	MECH OTHER	0	11/01/2005
P10057	OTHER	0	09/01/2005
R08141	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1585	3/06/2006	WD	Q	I		163,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAMILTON ARAYNA L						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E28 PTO=[YR=2006] N10 E10 S10 W10$ E10 S38 FOP=[YR=2006] S13 W5 N13 E5$ W5 S13 W12 FGR=[YR=2006] S7 W21 N22 E2 S2 E19 S13$ N13 W19 N2 W2 N36$.

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	918.00	SF	5.20	5.20	100	2006	2006	3	87	4,153	

LAND DESCRIPTION

TOTAL OB/XF 4,153

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		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