LOT 32
CARTESIAN POINTE #2 PB 7/35

**FUSSELL-HODGES CARRINGTON/HODGES MICHAEL**
76315 LONG POND LOOP
YULEE, FL 32097

# 2024

**09-2N-27-0231-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

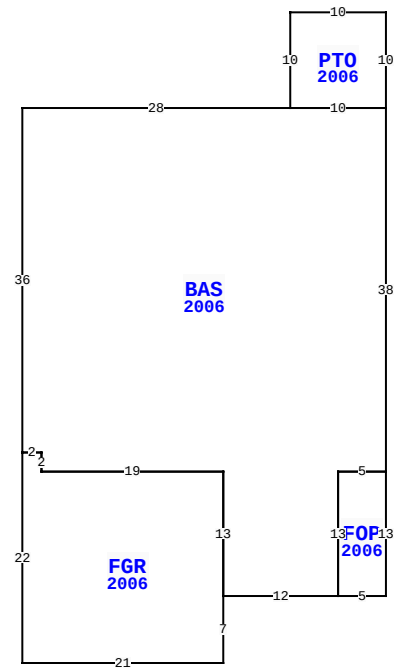
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 158,349 |
| FGR | 424 | 55 | 233 | 23,118 |
| FOP | 65 | 30 | 20 | 1,984 |
| PTO | 100 | 5 | 5 | 496 |
| TOTALS | 2,185 | | 1,854 | 183,947 |

## 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 | 113.7045 | 108.02 | 200,269 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1596 HX Base Yr 2020




76315 LONG POND LOOP, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 183,947 |
| TOTAL MARKET OB/XF VALUE | | 3,644 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 237,591 |
| SOH/AGL Deduction | | 58,231 |
| ASSESSED VALUE | | 179,360 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 129,360 |
| TOTAL JUST VALUE | | 237,591 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,387 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16547 | ELEC OTHER | 1,500 | 01/01/2006 |
| M10841 | OTHER | 0 | 12/01/2005 |
| 10179 | OTHER | 0 | 10/01/2005 |
| C15982 | CO ISSUED | 119,440 | 09/01/2005 |
| R08185 | REPAIR/RRF | 2,000 | 09/01/2005 |
| B15982 | NEW CONSTR | 119,440 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2301/0575 | 8/27/2019 | WD | Q | I | 01 | 196,000 |
| GRANTOR: MOON COLLIN C & CAITL | | | | | | |
| GRANTEE: FUSSELL-HODGES CARR | | | | | | |
| 2108/0218 | 3/17/2017 | WD | Q | I | 02 | 158,000 |
| GRANTOR: BEDNAR ARTHUR & STEPH | | | | | | |
| GRANTEE: MOON COLLIN C & CAI | | | | | | |

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,047.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 3,644 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,644

| 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