LOT 1
CARTESIAN POINTE #3 PB 7/124

GREENWALD SYLVETTE B
76030 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0001-0000

BUILDING CHARACTERISTICS

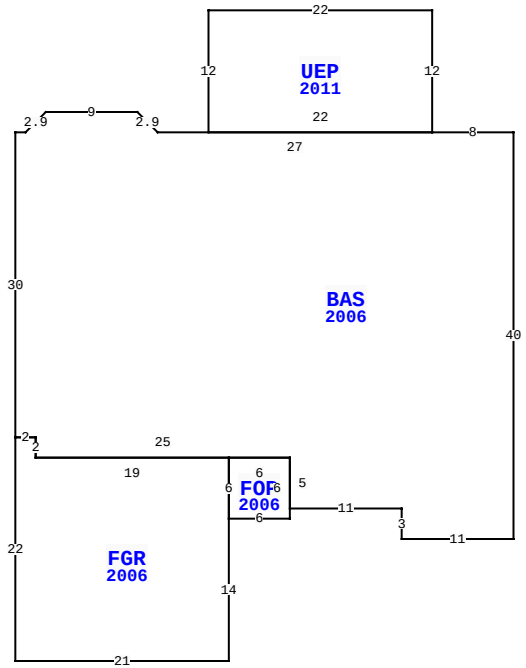
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	2006	1,729	176,472
FGR	424	55	2006	233	23,781
FOP	36	30	2006	11	1,123
UEP	264	60	2011	158	16,126
TOTALS	2,453			2,131	217,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	112.1610	112.16	239,013	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1729 HX Base Yr 2015



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

76030 LONG POND LOOP, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,502
TOTAL MARKET OB/XF VALUE		7,020
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,522
SOH/AGL Deduction		110,090
ASSESSED VALUE		164,432
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		103,710
TOTAL JUST VALUE		274,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003182	REPAIR/RRF	13,325	02/28/2022
B23184	XFOB	26,123	01/01/2010
C0516771	CO ISSUED	126,080	11/01/2005
B0516771	NEW CONSTR	126,080	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0993	4/14/2020	QC	U	I	11	100
GRANTOR: GREENWALD LEWIS & SYL						
GRANTEE: GREENWALD LEWIS & S						
1913/0780	4/18/2014	WD	Q	I	01	155,000
GRANTOR: RICE JARET P & AMBER						
GRANTEE: GREENWALD LEWIS & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 UEP=[YR=2011] N12 W22 S12 E22$ W27 U2 L2 W9 D2 L2 W1 S30 FGR=[YR=2006] S22 E21 N14 FOP=[YR=2006] E6 N6 W6 S6$ N6 W19 N2 W2$ E2 S2 E25 S5 E11 S3 E11 N40$.

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	842.00	SF	5.20	5.20	100	2006	2006	3	86	3,765	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 7,020

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	000134	C	RES POND	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 07/30/2025 BY SYS