LOT 2
IN OR 1424/1648
CARTESIAN POINTE #3 PB 7/124

BOCTOR ERNEST H & MARTHA N
11423 PORTER RANCH DR APT 213
NORTHRIDGE, CA 91326-4533

2025

08-2N-27-0232-0002-0000

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

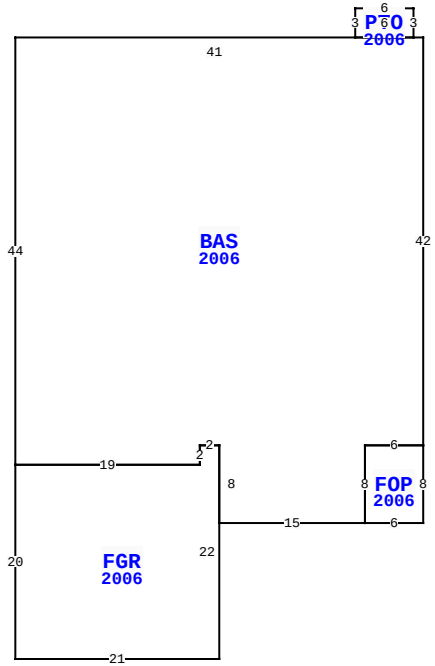
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	2006	1,922	194,369
FGR	424	55	2006	233	23,563
FOP	48	30	2006	14	1,416
PTO	18	5	2006	1	101
TOTALS	2,412			2,170	219,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	111.1320	111.13	241,152	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1922 HX Base Yr



76044 LONG POND LOOP, YULEE

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

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	0855	CONC PAVER	0	0	0	0	811.00	SF	10.00	10.00	100	2006	2006	3	86	6,975	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,448
TOTAL MARKET OB/XF VALUE	6,975
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	276,423
SOH/AGL Deduction	0
ASSESSED VALUE	276,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,423
TOTAL JUST VALUE	276,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17151	CO ISSUED	0	07/03/2006
B17151	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1648	6/30/2006	WD	Q	I		226,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOCTOR ERNEST H & M						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 PTO=[YR=2006] N3 W6 S3 E6$ W41 S44
FGR=[YR=2006] S20 E21 N22 W2 S2 W19$ E19 N2 E2 S8 E15
FOP=[YR=2006] E6 N8 W6 S8$ N8 E6 N42$.

LAND DESCRIPTION

TOTAL OB/XF 6,975

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	0	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