LOT 9
CARTESIAN POINTE #3 PB 7/124

TRUE NORTH PROPERTY OWNER C LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

08-2N-27-0232-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

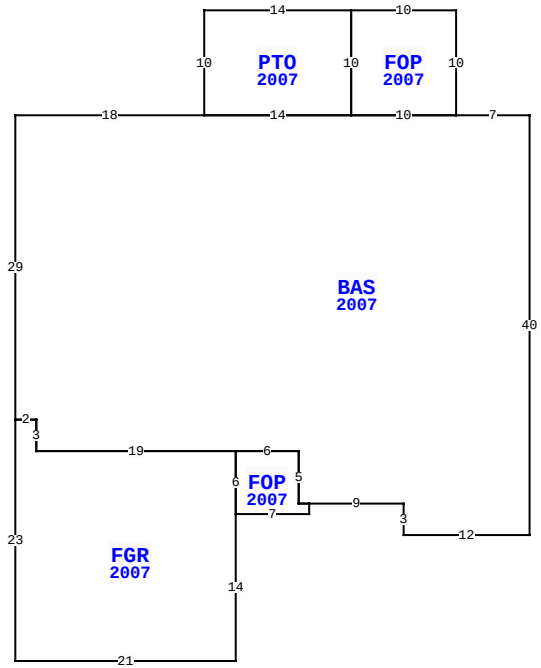
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,708	100	2007	1,708	173,855
FGR	426	55	2007	234	23,819
FOP	37	30	2007	11	1,120
FOP	100	30	2007	30	3,054
PTO	140	5	2007	7	713
TOTALS	2,411			1,990	202,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	110.8233	110.82	220,532	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2024 Heated Area: 1708 HX Base Yr



76182 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	202,559
TOTAL MARKET OB/XF VALUE	3,918
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	256,477
SOH/AGL Deduction	0
ASSESSED VALUE	256,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,477
TOTAL JUST VALUE	256,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19282	CO ISSUED	0	01/01/2007
E18713	ELEC OTHER	1,500	01/01/2007
M12435	MECH OTHER	0	01/01/2007
R09997	REPAIR/RRF	2,000	01/01/2007
B19282	NEW CONSTR	157,014	01/01/2007
P12007	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1401	10/04/2023	WD	U	I	11	100
GRANTOR: TRUE NORTH BORROWER F						
GRANTEE: TRUE NORTH PROPERTY						
2620/1017	2/17/2023	WD	Q	I	01	266,000
GRANTOR: KENNEY ANDREW R						
GRANTEE: TRUE NORTH BORROWER						

BUILDING NOTES

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	0	0	0	866.00	SF	5.20	5.20	100	2007	2007	3	87	3,918	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W7 W10 W14 W18 S29 E2 S3 E19 E6 S5 E1 E9 S3 E12 N40 $
FGR=[YR=2007;ORIG=-49,29] S23 E21 N14 N6 W19 N3 W2 $
PTO=[YR=2007;ORIG=-17,-10] W14 S10 E14 N10 $
FOP=[YR=2007;ORIG=-7,0] N10 W10 S10 E10 $
FOP=[YR=2007;ORIG=-28,32] S6 E7 N1 W1 N5 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,918

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS