LOT 10
CARTESIAN POINTE #3 PB 7/124

LOCKLEAR SANDRA LYNN/LOWERY JOSEPH WILLIAM SR
76194 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

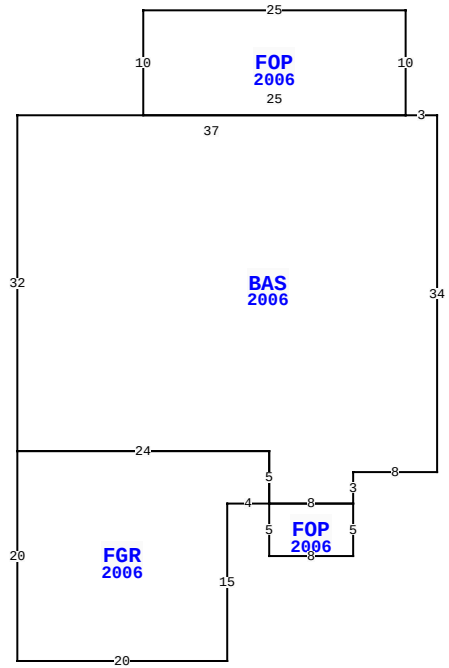
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	2006	1,336	140,838
FGR	420	55	2006	231	24,351
FOP	40	30	2006	12	1,265
FOP	250	30	2006	75	7,906
TOTALS	2,046			1,654	174,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	115.3950	115.40	190,872	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1336 HX Base Yr 2021



76194 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		174,362
TOTAL MARKET OB/XF VALUE		4,204
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,566
SOH/AGL Deduction		48,984
ASSESSED VALUE		179,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,860
TOTAL JUST VALUE		228,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18158	ELEC OTHER	1,500	10/01/2006
M12118	MECH OTHER	0	10/01/2006
C18491	CO ISSUED	0	09/01/2006
R09683	REPAIR/RRF	2,000	09/01/2006
B18491	NEW CONSTR	138,072	09/01/2006
P11553	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0258	7/15/2022	WD	U	I	11	100
GRANTOR: JARRETT MARY ALIXANDR						
GRANTEE: LOWERY JOSEPH WILLI						
2280/0745	6/05/2019	WD	Q	I	01	192,500
GRANTOR: PEARSON MITCHELL G &						
GRANTEE: LOCKLEAR MARY A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 FOP=[YR=2006] N10 W25 S10 E25$ W37 S32 FGR=[YR=2006] S20 E20 N15 E4 N5 W24$ E24 S5 FOP=[YR=2006] S5 E8 N5 W8$ E8 N3 E8 N34$.

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	940.00	SF	5.20	5.20	100	2006	2006	3	86	4,204	

LAND DESCRIPTION

TOTAL OB/XF 4,204

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