LOT 11
IN OR 1462/119
CARTESIAN POINTE #3 PB 7/124

FAULK MICHAEL E & NATHALIE
76208 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

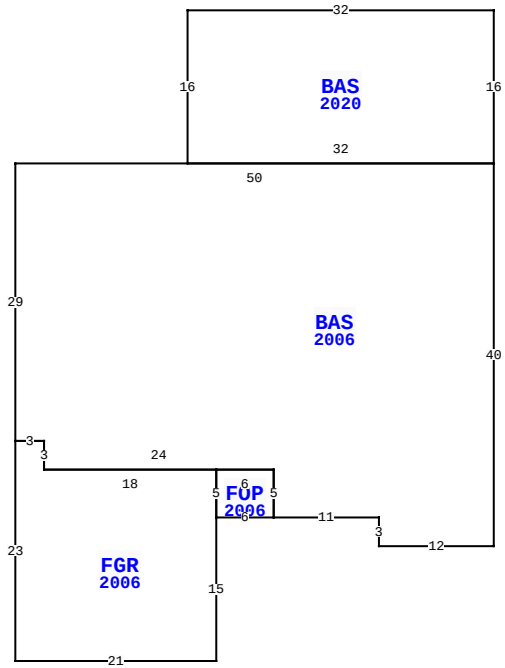
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,742	100	2006	1,742	174,679
BAS	512	100	2020	512	51,341
FGR	429	55	2006	236	23,665
FOP	30	30	2006	9	903
TOTALS	2,713			2,499	250,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	109.7712	109.77	274,315	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2254 HX Base Yr 2007



76208 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE	01/31/2007 JM	LAND DATE	01/31/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,587
TOTAL MARKET OB/XF VALUE		3,672
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,259
SOH/AGL Deduction		120,597
ASSESSED VALUE		183,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,940
TOTAL JUST VALUE		304,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009950	ADDITION	60,005	12/09/2019
M11999	MECH OTHER	0	09/01/2006
C18310	CO ISSUED	142,164	08/01/2006
B18310	NEW CONSTR	142,164	08/01/2006
E17988	ELEC OTHER	1,500	08/01/2006
P11439	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/0119	11/29/2006	WD	Q	I		221,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FAULK MICHAEL E & N						
1391/1642	2/27/2006	WD	U	V	19	1,240,200
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W50 S29 FGR=[YR=2006] S23 E21 N15 FOP=[YR=2006] E6 N5 W6 S5$ N5 W18 N3W3$ E3 S3 E24 S5 E11 S3 E12 N40$ BAS=[YR=2020] N16 W32 S16 E32$.

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	821.00	SF	5.20	5.20	100	2006	2006	3	86	3,672	

LAND DESCRIPTION

TOTAL OB/XF 3,672

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 12/10/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS