LOT 12
CARTESIAN POINTE #3 PB 7/124

76222 LONG POND LAND TRUST/DYNAMIC ELEVATIONS LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2025

08-2N-27-0232-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

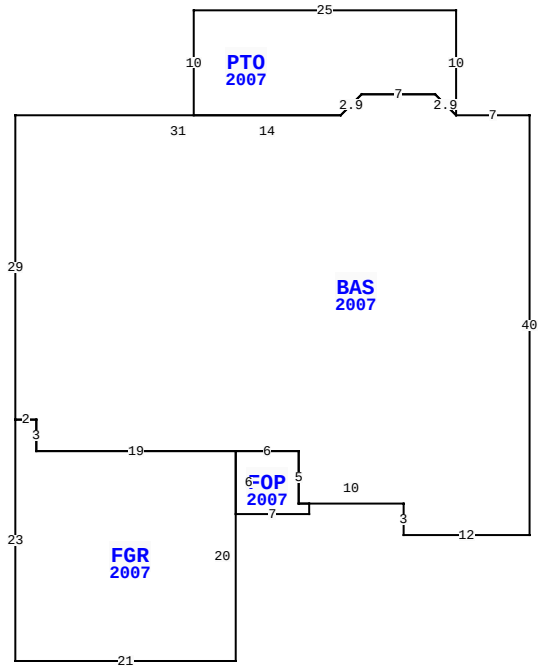
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,726	100	2007	1,726	181,136
FGR	426	55	2007	234	24,557
FOP	37	30	2007	11	1,155
PTO	232	5	2007	12	1,260
TOTALS	2,421			1,983	208,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	111.2349	111.23	220,569	2007	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1726 HX Base Yr



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

76222 LONG POND LOOP, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,107
TOTAL MARKET OB/XF VALUE	3,230
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,337
SOH/AGL Deduction	0
ASSESSED VALUE	261,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,337
TOTAL JUST VALUE	261,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18513	ELEC OTHER	1,500	12/01/2006
M12308	MECH OTHER	0	12/01/2006
C18830	CO ISSUED	0	11/01/2006
B18830	NEW CONSTR	158,664	11/01/2006
P11727	OTHER	0	11/01/2006
R09891	REPAIR/RRF	2,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/807	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 76222 LONG POND LAN						
2566/0832	5/31/2022	WD	U	I	11	100
GRANTOR: PHELAN WILLAIM REVOCA						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 PTO=[YR=2007] N10 W25 S10 E14 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W31 S29 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 FOP=[YR=2007] S6 E7 N1W1N5W6$ E6 S5 E10 S3 E12 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	0	0	0	714.00	SF	5.20	5.20	100	2007	2007	3	87	3,230	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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