LOT 14
CARTESIAN POINTE #3 PB 7/124

SOMRAK LAWRENCE JR
76207 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0014-0000

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 70
Interior Floo	14	CARPET 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

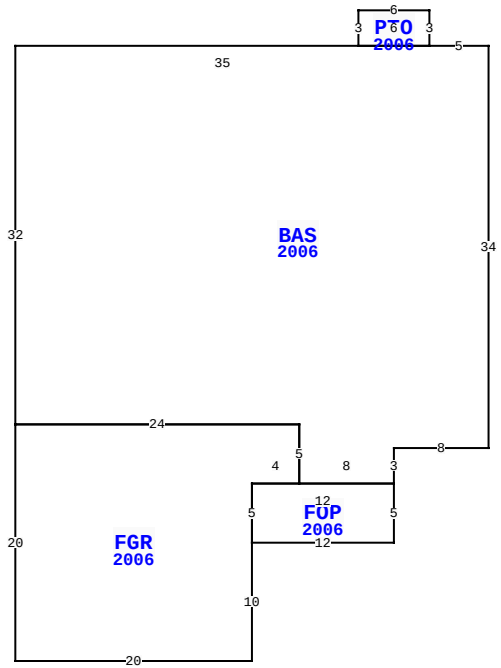
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	2006	1,336	145,476
FGR	420	55	2006	231	25,153
FOP	60	30	2006	18	1,960
PTO	18	5	2006	1	109
TOTALS	1,834			1,586	172,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	119.2023	119.20	189,051	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1336 HX Base Yr



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

76207 LONG POND LOOP, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,698
TOTAL MARKET OB/XF VALUE	3,707
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	226,405
SOH/AGL Deduction	0
ASSESSED VALUE	226,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,405
TOTAL JUST VALUE	226,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18390	CO ISSUED	121,044	09/01/2006
E18095	ELEC OTHER	1,500	09/01/2006
M12048	MECH OTHER	0	09/01/2006
B18390	NEW CONSTR	121,044	09/01/2006
P11497	OTHER	0	08/01/2006
R09623	REPAIR/RRF	2,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0621	8/17/2021	WD	Q	I	01	227,500
GRANTOR: DANOFF BONITA R & DAV						
GRANTEE: SOMRAK LAWRENCE JR						
2409/0892	11/17/2020	QC	U	I	11	100
GRANTOR: DANOFF BONITA RAE & D						
GRANTEE: STARK BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 PTO=[YR=2006] N3 W6 S3 E6 $ W35 S32
FGR=[YR=2006] S20 E20 N10 FOP=[YR=2006] E12 N5 W12 S5$ N5 E4
N5 W24$ E24 S5 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	0	0	0	829.00	SF	5.20	5.20	100	2006	2006	3	86	3,707	

LAND DESCRIPTION

TOTAL OB/XF 3,707

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	000100	C	RES	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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS