LOT 16
CARTESIAN POINTE #3 PB 7/124

GEORGE TERRY L/MCCANCE CAITLIN LESLIE
76177 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

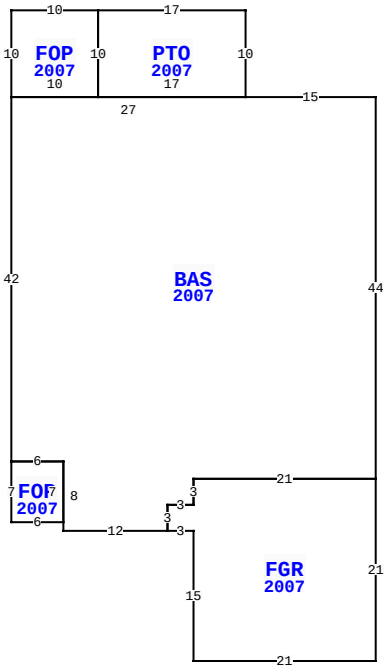
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,917	100	2007	1,917	193,850
FGR	450	55	2007	248	25,078
FOP	42	30	2007	13	1,314
FOP	100	30	2007	30	3,034
PTO	170	5	2007	8	809
TOTALS	2,679			2,216	224,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	111.6465	111.65	247,416	2007	2007	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2008 Heated Area: 1917 HX Base Yr 2008



76177 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,085
TOTAL MARKET OB/XF VALUE		3,805
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,890
SOH/AGL Deduction		122,663
ASSESSED VALUE		155,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,505
TOTAL JUST VALUE		277,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18157	ELEC OTHER	1,500	10/01/2006
M12116	MECH OTHER	0	10/01/2006
C18513	CO ISSUED	0	09/01/2006
R09710	REPAIR/RRF	2,000	09/01/2006
B18513	NEW CONSTR	175,428	09/01/2006
P11554	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/760	3/03/2025	QC	U	I	11	100
GRANTOR: GEORGE TERRY LESLIE						
GRANTEE: GEORGE TERRY LESLIE						
2771/681	3/03/2025	QC	U	I	11	87,000
GRANTOR: GEORGE TERRY LESLIE						
GRANTEE: GEORGE TERRY LESLIE						

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	100	0	0	841.00	SF	5.20	5.20	100	2007	2007	3	87	3,805	

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N10 W17 FOP=[YR=2007] W10 S10 E10 N10$ S10 E17$ W27 S42 FOP=[YR=2007] S7 E6 N7 W6$ E6 S8 E12 FGR=[YR=2007] E3 S15 E21 N21 W21 S3 W3 S3$ N3 E3 N3 E21 N44$.

LAND DESCRIPTION

TOTAL OB/XF 3,805

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	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