

DOUGLAS MARK K & ANDREA L
76115 LONG POND LOOP
YULEE, FL 32097

08-2N-27-0232-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010001

2,669

118.8432

118.84

317,184

2006

2006

0

0

10

8.65

81.35

30

VINYL 70

16

WD FR STUC 30

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

11

CLAY TILE 100

03

CENTRAL 100

04

AIR DUCTED 100

3 100
2 100

02

WOOD FRAME 100

1.

1. 100
0 100

00

NONE 100

04

Quality Level 04

0100

SINGLE FAMILY

MKT AREA

04

4050.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,192

100

2006

2,192

211,914

FEP

260

80

2012

208

20,109

FGR

483

55

2006

266

25,716

FOP

8

30

2006

2

194

STP

9

10

2006

1

97

TOTALS

2,952

2,669

258,029

EXTRA FEATURES

L N

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

928.00

SF

5.20

5.20

100

2006

2006

3

86

4,150

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

03/12/2025

BY

KWA

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTAPNORM% CONDD

0100

01

2,669

118.8432

118.84

317,184

2006

2006

0

0

10

8.65

81.35

1

SINGLE FAM - 100% - 2025

Heated Area: 2192

HX Base Yr

3

3

26

10

10

26

34

16

44

44

33

21

13

21

23

21

FEP

2012

BAS

2006

FGR

2006

FOP

2006

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

276115 LONG POND LOOP, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

258,029

TOTAL MARKET OB/XF VALUE

4,150

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

312,179

SOH/AGL Deduction

0

ASSESSED VALUE

312,179

TOTAL EXEMPTION VALUE

13

312,179

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

312,179

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

300,837

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B26158

REMODEL

16,833

06/01/2012

E17771

ELEC OTHER

1,500

07/01/2006

M11726

MECH OTHER

0

07/01/2006

C17246

CO ISSUED

0

06/01/2006

B17246

NEW CONSTR

0

06/01/2006

P0611200

OTHER

0

06/01/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE I

RSN CD

SALE PRICE

2696/150

2/26/2024

WD

Q

I

01

330,000

GRANTOR: WAGNER SANDRA E

GRANTEE: DOUGLAS MARK K & AN

1456/0098

11/01/2006

WD

Q

I

235,900

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: WAGNER SANDRA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FEP=[YR=2012] N10 W26 S10 E26\$ W34 S44
FGR=[YR=2006] S2 STP=[YR=2006] W3 S3 E3 N3\$ S21 E21 N23 W21\$
E33 FOP=[YR=2006] E4 N2 W4 S2\$ N2 E4 S2 E13 N44\$.