LOT 26
CARTESIAN POINTE #3 PB 7/124

VAN WAGNER NATALIE A & SCOTT A
76073 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

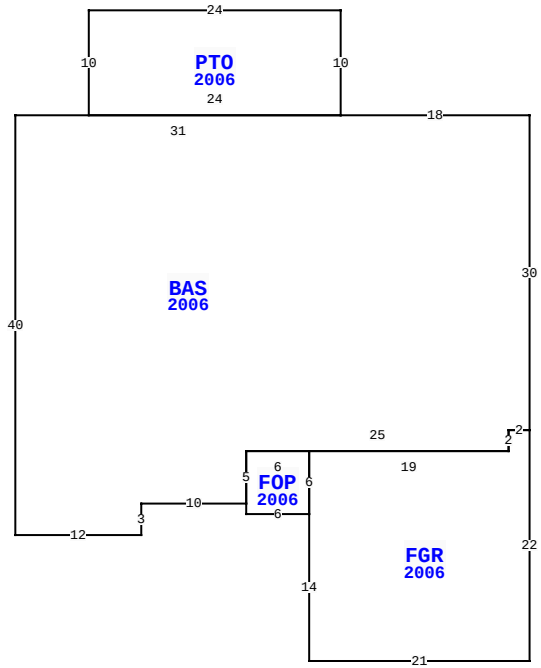
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2006	1,710	173,438
FGR	424	55	2006	233	23,632
FOP	36	30	2006	11	1,115
PTO	240	5	2006	12	1,217
TOTALS	2,410			1,966	199,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	111.0291	111.03	218,285	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1710 HX Base Yr 2021



76073 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,403
TOTAL MARKET OB/XF VALUE		3,765
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		253,168
SOH/AGL Deduction		54,148
ASSESSED VALUE		199,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,298
TOTAL JUST VALUE		253,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16983	CO ISSUED	0	01/01/2006
B16983	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0423	6/25/2020	WD	Q	I	01	225,000
GRANTOR: HOWARD ANGELA R MCCUL						
GRANTEE: VAN WAGNER NATALIE						
1653/0870	11/18/2009	WD	U	I	12	120,000
GRANTOR: ONEWEST BANK FSB						
GRANTEE: MCCULLERS ANGELA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 PTO=[YR=2006] N10 W24 S10 E24$ W31 S40 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6$ N6 W6 S5 $ N5 E25 N2 E2 N30$.

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	842.00	SF	5.20	5.20	100	2006	2006	3	86	3,765	

LAND DESCRIPTION

TOTAL OB/XF 3,765

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