LOT 30
IN OR 1412/1198
CARTESIAN POINTE #3 PB 7/124

MONTICELLO DAMIAN & LINDA
76019 LONG POND LOOP
YULEE, FL 32097

2025

08-2N-27-0232-0030-0000

BUILDING CHARACTERISTICS

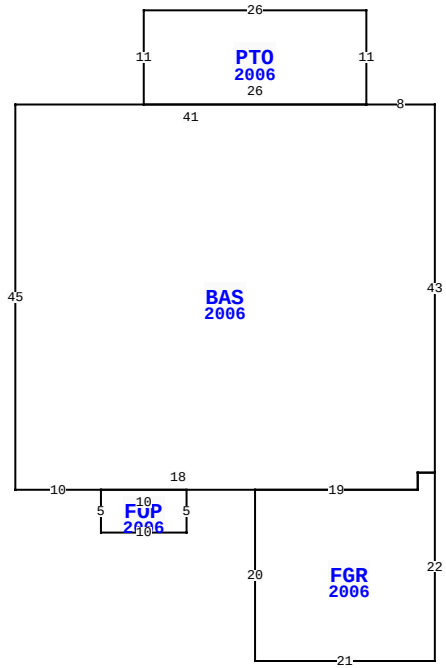
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,201	100	2006	2,201	218,421
FGR	424	55	2006	233	23,122
FOP	50	30	2006	15	1,488
PTO	286	5	2006	14	1,389
TOTALS	2,961			2,463	244,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	105.7392	105.74	260,438	2006	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2008 Heated Area: 2201 HX Base Yr 2008



76019 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,421
TOTAL MARKET OB/XF VALUE		3,819
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,240
SOH/AGL Deduction		135,769
ASSESSED VALUE		162,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,749
TOTAL JUST VALUE		298,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006420	REPAIR/RRF	15,000	08/10/2020
C16920	CO ISSUED	0	01/01/2006
B16920	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1198	5/17/2006	WD	Q	I		224,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MONTICELLO DAMIAN &						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 PTO=[YR=2006] N11 W26 S11 E26$ W41 S45 E10 FOP=[YR=2006] S5 E10 N5 W10$ E18 FGR=[YR=2006] S20 E21 N22 W2 S2 W19$ E19 N2 E2 N43$.

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	854.00	SF	5.20	5.20	100	2006	2006	3	86	3,819	

LAND DESCRIPTION

TOTAL OB/XF 3,819

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 12/02/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS