LOT 32
CARTESIAN POINTE #2 PB 7/35

FUSSELL-HODGES CARRINGTON/HODGES MICHAEL
76315 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0032-0000

BUILDING CHARACTERISTICS

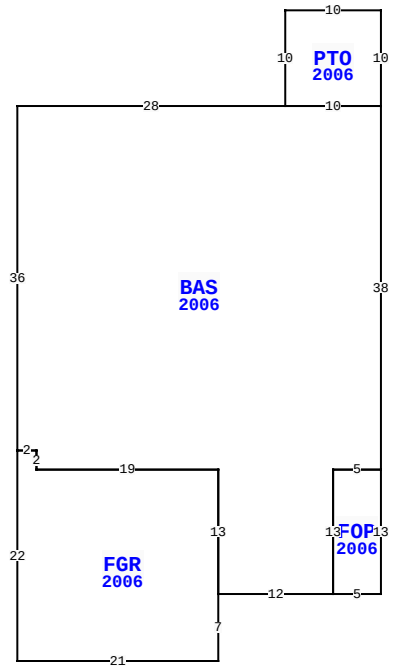
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,596	100	2006	1,596	165,768
FGR	424	55	2006	233	24,200
FOP	65	30	2006	20	2,077
PTO	100	5	2006	5	520
TOTALS	2,185			1,854	192,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	113.7045	113.70	210,800	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1596 HX Base Yr 2020



76315 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		192,566
TOTAL MARKET OB/XF VALUE		3,602
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		246,168
SOH/AGL Deduction		61,607
ASSESSED VALUE		184,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,839
TOTAL JUST VALUE		246,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16547	ELEC OTHER	1,500	01/01/2006
M10841	OTHER	0	12/01/2005
10179	OTHER	0	10/01/2005
C15982	CO ISSUED	119,440	09/01/2005
R08185	REPAIR/RRF	2,000	09/01/2005
B15982	NEW CONSTR	119,440	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/0575	8/27/2019	WD	Q	I	01	196,000
GRANTOR: MOON COLLIN C & CAITL						
GRANTEE: FUSSELL-HODGES CARR						
2108/0218	3/17/2017	WD	Q	I	02	158,000
GRANTOR: BEDNAR ARTHUR & STEPH						
GRANTEE: MOON COLLIN C & CAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E28 PTO=[YR=2006] N10 E10 S10 W10$ E10 S38 FOP=[YR=2006] S13 W5 N13 E5$ W5 S13 W12 FGR=[YR=2006] S7 W21 N22 E2 S2 E19 S13$ N13 W19 N2 W2 N36$.

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	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	2006	2006	3	86	3,602	

LAND DESCRIPTION

TOTAL OB/XF 3,602

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		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