LOT 33
IN OR 1516/557
CARTESIAN POINTE #2 PB 7/35

MICHAUD LAURA C
76321 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

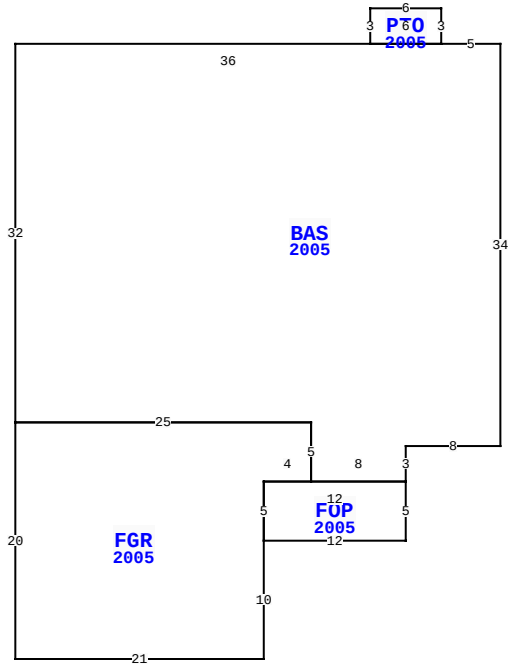
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,368	100	2005	1,368	145,991
FGR	440	55	2005	242	25,826
FOP	60	30	2005	18	1,921
PTO	18	5	2005	1	107
TOTALS	1,886			1,629	173,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	117.7029	117.70	191,733	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2008 Heated Area: 1368 HX Base Yr 2008



76321 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		173,844
TOTAL MARKET OB/XF VALUE		3,592
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,436
SOH/AGL Deduction		98,951
ASSESSED VALUE		128,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,763
TOTAL JUST VALUE		227,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15834	ELEC OTHER	1,500	09/01/2005
M10366	MECH OTHER	0	09/01/2005
P09814	OTHER	0	08/01/2005
R07905	REPAIR/RRF	2,000	07/01/2005
B15610	NEW CONSTR	157,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/0557	8/01/2007	WD	Q	I		178,500
GRANTOR: KESSLER PATRICK R & J						
GRANTEE: MICHAUD LAURA C						
1372/1316	12/08/2005	WD	Q	I		162,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KESSLER PATRICK R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 PTO=[YR=2005] N3 W6 S3 E6 $ W36 S32
FGR=[YR=2005] S20 E21 N10 FOP=[YR=2005] E12 N5 W12 S5$ N5 E4
N5 W25$ E25 S5 E8 N3 E8 N34$.

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	1,069.00	SF	4.00	4.00	100	2005	2005	3	84	3,592	

LAND DESCRIPTION

TOTAL OB/XF 3,592

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS