LOT 34
IN OR 1641/163
CARTESIAN POINTE #2 PB 7/35

BURNS TARA NICHOLE
76327 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0034-0000

BUILDING CHARACTERISTICS

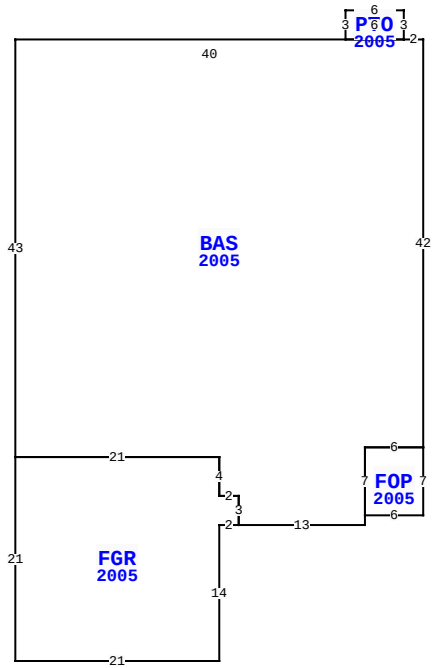
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,899	100	2005	1,899	187,627
FGR	447	55	2005	246	24,306
FOP	42	30	2005	13	1,285
PTO	18	5	2005	1	99
TOTALS	2,406			2,159	213,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	108.9711	108.97	235,266	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2010 Heated Area: 1899 HX Base Yr 2010



76327 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		213,316
TOTAL MARKET OB/XF VALUE		5,458
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,774
SOH/AGL Deduction		117,748
ASSESSED VALUE		151,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,304
TOTAL JUST VALUE		268,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15837	ELEC OTHER	1,500	09/01/2005
M10367	MECH OTHER	0	09/01/2005
P09777	OTHER	0	08/01/2005
R07918	REPAIR/RRF	2,000	07/01/2005
B15624	NEW CONSTR	140,086	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0163	9/23/2009	WD	Q	I	01	135,100
GRANTOR: CASTRO EDGAR A						
GRANTEE: BURNS TARA NICHOLE						
1376/0128	12/22/2005	WD	Q	I		181,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASTRO EDGAR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N3 W6 S3 E6 $ W40 S43
FGR=[YR=2005] S21 E21 N14 E2 N3 W2 N4 W21$ E21 S4 E2 S3 E13
N1 FOP=[YR=2005] E6 N7 W6 S7$ N7 E6 N42$.

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	1,079.00	SF	4.00	4.00	100	2005	2005	3	84	3,625	
2	0476	VF 6 SBPL	0	100	0	0	69.00	LF	32.00	32.00	100	2013	2013	3	83	1,833	

LAND DESCRIPTION

TOTAL OB/XF 5,458

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