LOT 37
IN OR 1931/246
CARTESIAN POINTE #2 PB 7/35

GONZALEZ ENRIQUE CASTILLO/ZEPEDA WENDY S
76377 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0037-0000

BUILDING CHARACTERISTICS

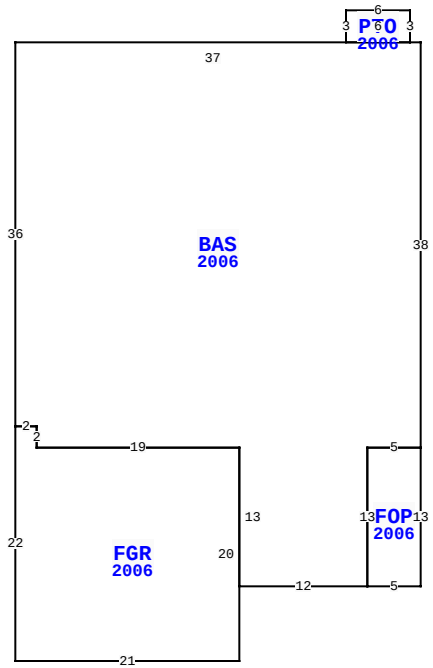
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	165,185
FGR	424	55	2006	233	24,115
FOP	65	30	2006	20	2,070
PTO	18	5	2006	1	103
TOTALS	2,103			1,850	191,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	113.2950	113.30	209,605	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1596 HX Base Yr 2016



76377 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		191,474
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		245,315
SOH/AGL Deduction		99,478
ASSESSED VALUE		145,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,115
TOTAL JUST VALUE		245,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16394	ELEC OTHER	1,500	12/01/2005
M10842	OTHER	0	12/01/2005
P10285	OTHER	0	11/01/2005
C16257	CO ISSUED	119,440	10/01/2005
B16257	NEW CONSTR	119,440	10/01/2005
R08356	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/0246	7/31/2014	WD	Q	I	01	151,000
GRANTOR: BIERMAN JOAN A						
GRANTEE: GONZALEZ ENRIQUE CA						
1897/1773	1/18/2014	QC	U	I	11	100
GRANTOR: BIERMAN JOAN A						
GRANTEE: BIERMAN JOAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 PTO=[YR=2006] N3 W6 S3 E6$ W37 S36
FGR=[YR=2006] S22 E21 N20 W19 N2 W2$ E2 S2 E19 S13 E12
FOP=[YR=2006] E5 N13 W5 S13$ N13 E5 N38$.

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	859.00	SF	5.20	5.20	100	2006	2006	3	86	3,841	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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