LOT 54
IN OR 1801/288
CARTESIAN POINTE #2 PB 7/35

DIDOMENICO PAUL & MARTA
76072 TIDEVIEW LANE
YULEE, FL 32097

2025

09-2N-27-0231-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

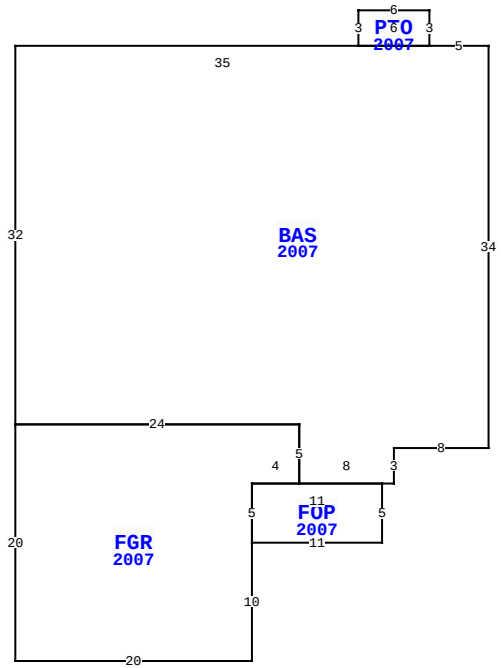
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,336	100	2007	1,336	144,431
FGR	420	55	2007	231	24,973
FOP	55	30	2007	16	1,730
PTO	18	5	2007	1	108
TOTALS	1,829			1,584	171,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	117.7029	117.70	186,437	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1336 HX Base Yr



76016 LONG POND LOOP, YULEE

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE	09/11/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,242
TOTAL MARKET OB/XF VALUE	3,569
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	224,811
SOH/AGL Deduction	0
ASSESSED VALUE	224,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,811
TOTAL JUST VALUE	224,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18089	ELEC OTHER	1,500	09/01/2006
M12066	MECH OTHER	0	09/01/2006
C18389	CO ISSUED	0	08/01/2006
B18389	NEW CONSTR	120,912	08/01/2006
P11496	`EW CONSTR	120,912	08/01/2006
P11496	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0288	6/25/2012	WD	Q	I	02	105,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DIDOMENICO PAUL & M						
1777/1657	1/11/2012	WD	U	I	12	145,500
GRANTOR: PALMER JASON L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 PTO=[YR=2007] N3 W6 S3 E6$ W35 S32
FGR=[YR=2007] S20 E20 N10 FOP=[YR=2007] E11 N5 W11 S5$ N5 E4
N5 W24$ E24 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	0811	CONCRETE B	0	0	0	0	789.00	SF	5.20	5.20	100	2007	2007	3	87	3,569	

LAND DESCRIPTION

TOTAL OB/XF 3,569

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	0	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 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