LOT 68
IN OR 1339/1716
CARTESIAN POINTE #2 PB 7/35

NAGEL JENNIFER L
76336 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0068-0000

BUILDING CHARACTERISTICS

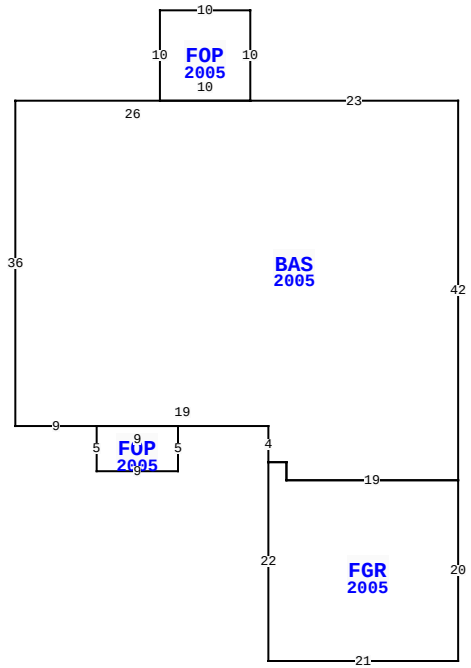
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,886	100	2005	1,886	186,342
FGR	424	55	2005	233	23,021
FOP	45	30	2005	14	1,384
FOP	100	30	2005	30	2,964
TOTALS	2,455			2,163	213,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	108.9711	108.97	235,702	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2007 Heated Area: 1886 HX Base Yr 2007



76336 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		213,711
TOTAL MARKET OB/XF VALUE		6,511
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,222
SOH/AGL Deduction		116,193
ASSESSED VALUE		154,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,307
TOTAL JUST VALUE		270,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515028	ELEC OTHER	1,500	05/01/2005
M09504	MECH OTHER	0	03/01/2005
P09182	OTHER	0	03/01/2005
B14548	NEW CONSTR	138,258	02/01/2005
R07216	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/1716	8/08/2005	WD	Q	I		185,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NAGEL JENNIFER						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] N10 W10 S10 E10$ W26 S36 E9 FOP=[YR=2005] S5 E9 N5 W9$ E19 S4 FGR=[YR=2005] S22 E21 N20 W19 N2 W2$ E2 S2 E19 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	1,019.00	SF	4.00	4.00	100	2005	2005	3	84	3,424	
2	0476	VF 6 SBPL	0	100	0	0	134.00	LF	32.00	32.00	100	2008	2008	3	72	3,087	

LAND DESCRIPTION

TOTAL OB/XF 6,511

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	000134	C	RES POND	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