LOT 71
IN OR 1970/1351
CARTESIAN POINTE #2 PB 7/35

SANFORD CONSTANCE
76264 LONG POND LOOP
YULEE, FL 32097

**2025**

**09-2N-27-0231-0071-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 11 | CLAY TILE 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 |

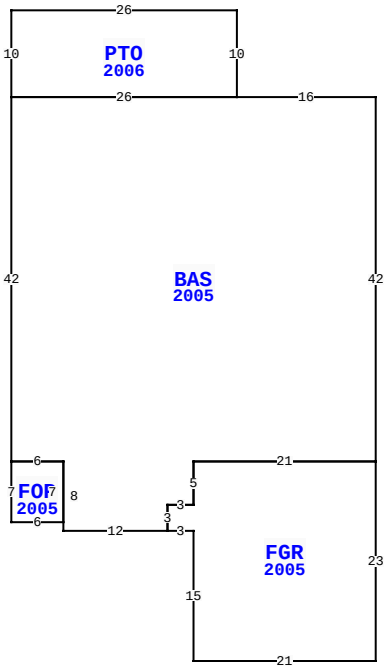
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4050.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,875 | 100 | 2005 | 1,875 | 189,812 |
| FGR | 492 | 55 | 2005 | 271 | 27,434 |
| FOP | 42 | 30 | 2005 | 13 | 1,316 |
| PTO | 260 | 5 | 2006 | 13 | 1,316 |
| TOTALS | 2,669 | | | 2,172 | 219,878 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,172 | 111.6465 | 111.65 | 242,504 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 0% - 0 Heated Area: 1875 HX Base Yr




76264 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 | 219,878 |
| TOTAL MARKET OB/XF VALUE | 3,844 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 273,722 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 273,722 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 273,722 |
| TOTAL JUST VALUE | 273,722 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 259,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0514935 | ELEC OTHER | 1,500 | 05/01/2005 |
| M09506 | MECH OTHER | 0 | 03/01/2005 |
| P09221 | OTHER | 0 | 03/01/2005 |
| B14552 | NEW CONSTR | 140,086 | 02/01/2005 |
| R07220 | REPAIR/RRF | 2,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1970/1351 | 3/27/2015 | WD | Q | I | 01 | 165,000 |
| GRANTOR: ROYAL WILLIAM G & CHE | | | | | | |
| GRANTEE: SANFORD CONSTANCE | | | | | | |
| 1347/1622 | 9/07/2005 | WD | Q | I | | 176,200 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: ROYAL WILLIAM G & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2006] N10 W26 S10 E26$ W26 S42
FOP=[YR=2005] S7 E6 N7 W6$ E6 S8 E12 FGR=[YR=2005] E3 S15 E21
N23 W21 S5 W3 S3$ N3 E3 N5 E21 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 880.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 3,844 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,844

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/18/2025 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS