LOT 72
IN OR 2015/930
CARTESIAN POINTE #2 PB 7/35

FITE SEAN J
76250 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0072-0000

BUILDING CHARACTERISTICS

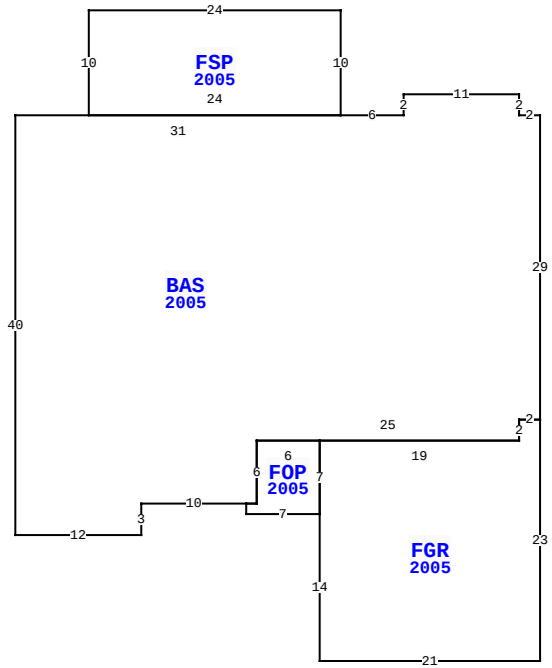
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,742	100	2005	1,742	173,742
FGR	445	55	2005	245	24,436
FOP	43	30	2005	13	1,297
FSP	240	40	2005	96	9,575
TOTALS	2,470			2,096	209,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	110.0001	110.00	230,560	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2024 Heated Area: 1742 HX Base Yr



76250 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	209,049
TOTAL MARKET OB/XF VALUE	3,665
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	262,714
SOH/AGL Deduction	0
ASSESSED VALUE	262,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,714
TOTAL JUST VALUE	262,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16589	NEW CONSTR	6,000	11/01/2005
E0515078	ELEC OTHER	1,500	06/01/2005
M09493	MECH OTHER	0	03/01/2005
P09183	OTHER	0	03/01/2005
B14545	NEW CONSTR	126,080	02/01/2005
R07213	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/0930	11/20/2015	WD	Q	I	01	165,000
GRANTOR: MERCER PHILLIP M & MA						
GRANTEE: FITE SEAN J						
1406/0199	4/21/2006	WD	Q	I		220,000
GRANTOR: NYSEWANDER DORETTE M						
GRANTEE: MERCER PHILLIP M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W11 S2 W6 FSP=[YR=2005] N10 W24 S10 E24$ W31 S40 E12 N3 E10 FOP=[YR=2005] S1 E7 FGR=[YR=2005] S14 E21 N23 W2 S2 W19 S7$ N7 W6 S6 W1$ E1 N6 E25 N2 E2 N29$.

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	839.00	SF	5.20	5.20	100	2005	2005	3	84	3,665	

LAND DESCRIPTION

TOTAL OB/XF 3,665

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 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