LOT 73
IN OR 2104/603
CARTESIAN POINTE #2 PB 7/35

SKINNER JACOB K & ASHLEY S
76236 LONG POND LOOP
YULEE, FL 32097

2025

09-2N-27-0231-0073-0000

BUILDING CHARACTERISTICS

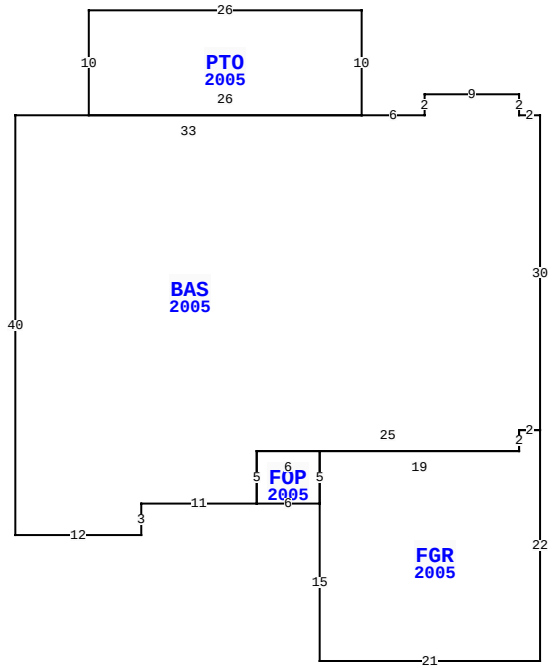
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,765	100	2005	1,765	181,239
FGR	424	55	2005	233	23,926
FOP	30	30	2005	9	924
PTO	260	5	2005	13	1,335
TOTALS	2,479			2,020	207,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	110.0001	110.00	222,200	2005	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 1765 HX Base Yr



76236 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	207,424
TOTAL MARKET OB/XF VALUE	3,582
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,006
SOH/AGL Deduction	0
ASSESSED VALUE	261,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,006
TOTAL JUST VALUE	261,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003158	REPAIR/RRF	10,000	04/28/2020
E0515079	ELEC OTHER	1,500	06/01/2005
M09491	MECH OTHER	0	03/01/2005
P09241	OTHER	0	03/01/2005
R07354	REPAIR/RRF	2,000	03/01/2005
B14785	NEW CONSTR	126,010	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0603	2/24/2017	QC	U	I	11	100
GRANTOR: SKINNER JACOB K & ASH						
GRANTEE: SKINNER JACOB K & A						
1581/1380	8/19/2008	WD	Q	I	05	157,000
GRANTOR: DAUGHTRY STEPHEN D &						
GRANTEE: SKINNER JACOB K & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W9 S2 W6 PTO=[YR=2005] N10 W26 S10 E26$ W33 S40 E12 N3 E11 FOP=[YR=2005] E6 FGR=[YR=2005] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30 $.

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	820.00	SF	5.20	5.20	100	2005	2005	3	84	3,582	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS