LOT 5
CARTESIAN POINTE #3 PB 7/124

RODRIGUEZ MOSES/CRABB TINA M
76088 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0005-0000

BUILDING CHARACTERISTICS

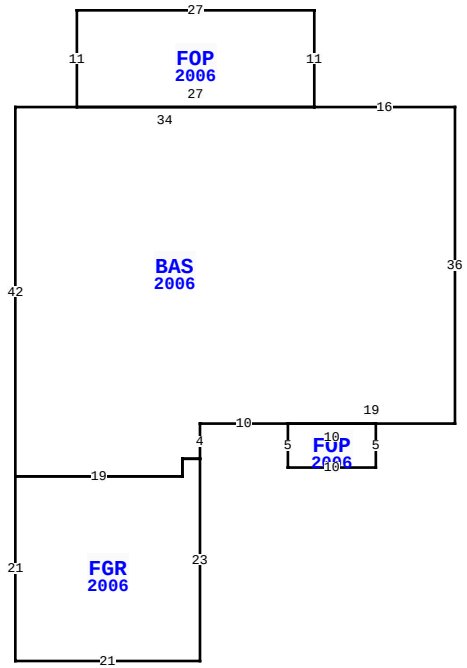
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	2006	1,922	200,530
FGR	445	55	2006	245	25,562
FOP	50	30	2006	15	1,565
FOP	297	30	2006	89	9,286
TOTALS	2,714			2,271	236,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,271	109.5885	115.07	261,324	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2024 Heated Area: 1922 HX Base Yr 2024



76088 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,942
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,942
SOH/AGL Deduction		5,371
ASSESSED VALUE		286,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,160
TOTAL JUST VALUE		291,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617409	CO ISSUED	0	05/01/2006
B0617409	NEW CONSTR	0	05/01/2006
E17238	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1776	10/07/2020	WD	Q	I	01	240,000
GRANTOR: SMOLENSKI SCOTT J & A						
GRANTEE: CRABB TINA M & MOSE						
1431/1958	7/26/2006	WD	Q	I		260,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMOLENSKI SCOTT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] N11 W27 S11 E27$ W34 S42
FGR=[YR=2006] S21 E21 N23 W2 S2 W19$ E19 N2 E2 N4 E10
FOP=[YR=2006] S5 E10 N5 W10$ E19 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS