LOT 8
IN OR 1638/1516
CARTESIAN POINTE #3 PB 7/124

GREEN DAVID RAYMOND
76162 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

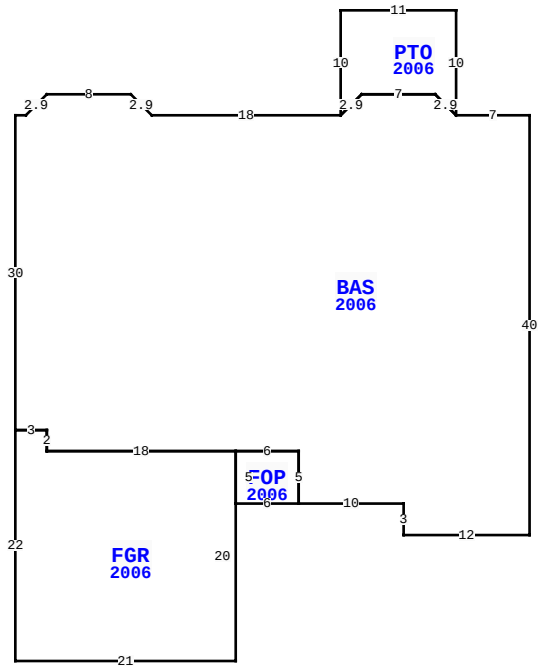
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	2006	1,746	186,092
FGR	426	55	2006	234	24,940
FOP	30	30	2006	9	959
PTO	92	5	2006	5	533
TOTALS	2,294			1,994	212,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	112.1610	117.77	234,833	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2010 Heated Area: 1746 HX Base Yr 2010



76162 LONG POND LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,524
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,524
SOH/AGL Deduction		117,713
ASSESSED VALUE		149,811
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		48,400
TOTAL JUST VALUE		267,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611657	H/AC	0	06/01/2006
E0617487	ELEC OTHER	1,500	06/01/2006
C17678	CO ISSUED	137,229	05/01/2006
P11080	OTHER	0	05/01/2006
R09230	REPAIR/RRF	2,000	05/01/2006
B17678	NEW CONSTR	137,229	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1638/1516	9/04/2009	WD	Q	I	01	158,000
GRANTOR: LEGACIES LLC						
GRANTEE: GREEN DAVID RAYMOND						
1470/1902	1/11/2007	WD	U	I	21	100
GRANTOR: SANTIAGO ANGEL L						
GRANTEE: LEGACIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 PTO=[YR=2006] N10 W11 S10 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W18 L2 U2 W8 D2 L2 W1 S30
FGR=[YR=2006] S22 E21 N20 W18 N2 W3$ E3 S2 E18 FOP=[YR=2006] S5 E6 N5 W6$ E6 S5 E10 S3 E12 N40$.

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