LOT 12
CARTESIAN POINTE #3 PB 7/124

76222 LONG POND LAND TRUST/DYNAMIC ELEVATIONS LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

**2026**

**08-2N-27-0232-0012-0000**

## BUILDING CHARACTERISTICS

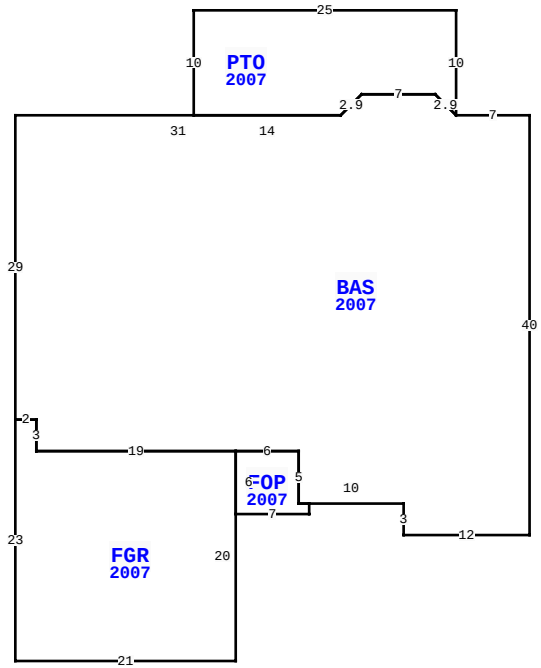
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,726 | 100 | 2007 | 1,726 | 184,159 |
| FGR | 426 | 55 | 2007 | 234 | 24,967 |
| FOP | 37 | 30 | 2007 | 11 | 1,174 |
| PTO | 232 | 5 | 2007 | 12 | 1,281 |
| TOTALS | 2,421 | | | 1,983 | 211,579 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,983 | 111.2349 | 116.80 | 231,614 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 0% - 2025 Heated Area: 1726 HX Base Yr




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

76222 LONG POND LOOP, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 211,579 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 266,579 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 266,579 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 266,579 |
| TOTAL JUST VALUE | 266,579 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,337 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18513 | ELEC OTHER | 1,500 | 12/01/2006 |
| M12308 | MECH OTHER | 0 | 12/01/2006 |
| C18830 | CO ISSUED | 0 | 11/01/2006 |
| B18830 | NEW CONSTR | 158,664 | 11/01/2006 |
| P11727 | OTHER | 0 | 11/01/2006 |
| R09891 | REPAIR/RRF | 2,000 | 11/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2719/807 | 6/11/2024 | WD | U | I | 11 | 100 |
| GRANTOR: KRASAVAGE BRIAN D & E | | | | | | |
| GRANTEE: 76222 LONG POND LAN | | | | | | |
| 2566/0832 | 5/31/2022 | WD | U | I | 11 | 100 |
| GRANTOR: PHELAN WILLAIM REVOCA | | | | | | |
| GRANTEE: KRASAVAGE BRIAN D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W7 PTO=[YR=2007] N10 W25 S10 E14 R2 U2 E7 D2 R2 $ L2 U2 W7 D2 L2 W31 S29 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 FOP=[YR=2007] S6 E7 N1W1N5W6$ E6 S5 E10 S3 E12 N40$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 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