LOT 19
IN OR 1915/963
CARTESIAN POINTE #3 PB 7/124

DENZIN JESSICA N & NICHOLAS C
76143 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

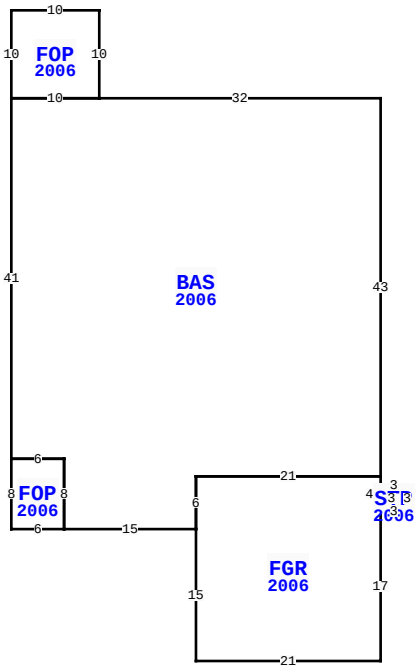
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,884	100	2006	1,884	197,300
FGR	441	55	2006	243	25,448
FOP	48	30	2006	14	1,466
FOP	100	30	2006	30	3,142
STP	9	10	2006	1	105
TOTALS	2,482			2,172	227,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	110.0001	115.50	250,866	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2015 Heated Area: 1884 HX Base Yr 2015



76143 LONG POND LOOP, YULEE

BLD DATE	03/20/2023	NW	LGL DATE		
XF DATE	02/06/2007	JM	LAND DATE	03/30/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,460
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,460
SOH/AGL Deduction		115,258
ASSESSED VALUE		167,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,791
TOTAL JUST VALUE		282,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17801	CO ISSUED	142,686	08/01/2006
E17867	ELEC OTHER	1,500	08/01/2006
M11854	MECH OTHER	0	08/01/2006
B17801	NEW CONSTR	142,686	08/01/2006
P11339	OTHER	0	07/01/2006
R09329	REPAIR/RRF	2,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/0963	4/18/2014	SW	U	I	12	132,400
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DENZIN JESSICA N &						
1867/1712	7/15/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W32 FOP=[YR=2006] N10 W10 S10 E10$W10 S41
FOP=[YR=2006] S8 E6 N8 W6$ E6 S8 E15 FGR=[YR=2006] S15 E21
N17 STP=[YR=2006] E3N3W3S3$N4 W21 S6$ N6 E21 N43$.

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	000100	C	RES	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