LOT 23
CARTESIAN POINTE #3 PB 7/124

DOUGLAS MARK K & ANDREA L
76115 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0023-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

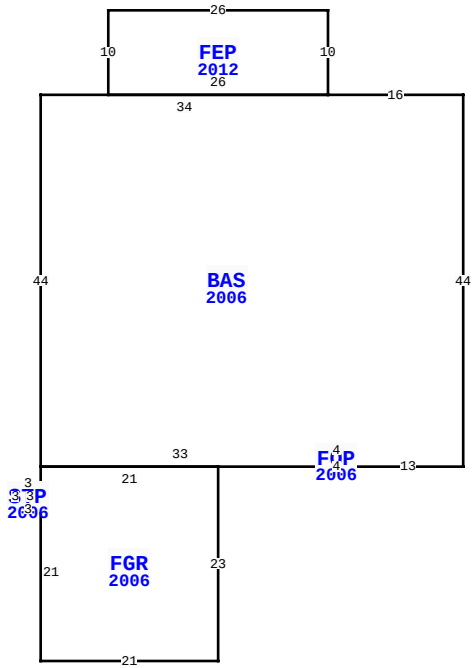
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2006	2,192	248,019
FEP	260	80	2012	208	23,534
FGR	483	55	2006	266	30,097
FOP	8	30	2006	2	227
STP	9	10	2006	1	113
TOTALS	2,952			2,669	301,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	118.8432	124.79	333,065	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2025 Heated Area: 2192 HX Base Yr



76115 LONG POND LOOP, YULEE

BLD DATE		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		301,990
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,990
SOH/AGL Deduction		36,382
ASSESSED VALUE		320,608
TOTAL EXEMPTION VALUE	13	320,608
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		356,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26158	REMODEL	16,833	06/01/2012
E17771	ELEC OTHER	1,500	07/01/2006
M11726	MECH OTHER	0	07/01/2006
C17246	CO ISSUED	0	06/01/2006
B17246	NEW CONSTR	0	06/01/2006
P0611200	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/150	2/26/2024	WD	Q	I	01	330,000
GRANTOR: WAGNER SANDRA E						
GRANTEE: DOUGLAS MARK K & AN						
1456/0098	11/01/2006	WD	Q	I		235,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WAGNER SANDRA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FEP=[YR=2012] N10 W26 S10 E26$ W34 S44
FGR=[YR=2006] S2 STP=[YR=2006] W3 S3 E3 N3$ S21 E21 N23 W21$
E33 FOP=[YR=2006] E4 N2 W4 S2$ N2 E4 S2 E13 N44$.

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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS