LOT 25
CARTESIAN POINTE #3 PB 7/124

HALL JESSICA
76087 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

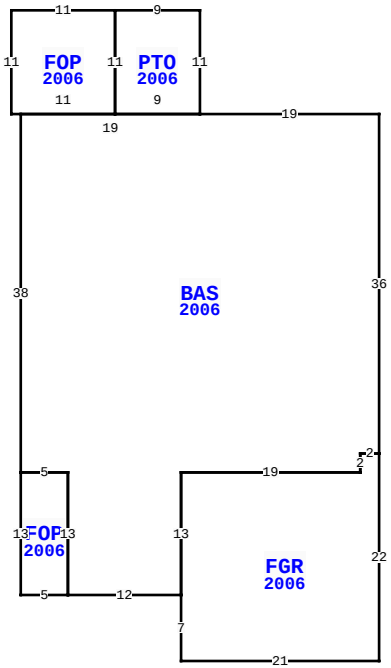
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,596	100	2006	1,596	170,583
FGR	424	55	2006	233	24,903
FOP	65	30	2006	20	2,138
FOP	121	30	2006	36	3,848
PTO	99	5	2006	5	534
TOTALS	2,305			1,890	202,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	112.2639	117.88	222,793	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 1596 HX Base Yr 2026



76087 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		202,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,006
SOH/AGL Deduction		0
ASSESSED VALUE		257,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,595
TOTAL JUST VALUE		257,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617421	CO ISSUED	0	05/01/2006
B0617421	NEW CONSTR	0	05/01/2006
E17236	ELEC OTHER	1,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1008	7/10/2025	WD	Q	I	02	329,000
GRANTOR: DB MIM I LLC						
GRANTEE: HALL JESSICA						
2625/0589	3/13/2023	QC	U	I	11	100
GRANTOR: JVA IL LLC						
GRANTEE: DB MIM I LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 PTO=[YR=2006] N11 W9 FOP=[YR=2006] W11 S11 E11 N11$ S11 E9$ W19 S38 FOP=[YR=2006] S13 E5 N13 W5$ E5 S13 E12 FGR=[YR=2006] S7 E21 N22 W2 S2 W19 S13$ N13 E19 N2 E2 N36$.

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	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