LOT 26
CARTESIAN POINTE #3 PB 7/124

TROSS DYLAN
76073 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0026-0000

BUILDING CHARACTERISTICS

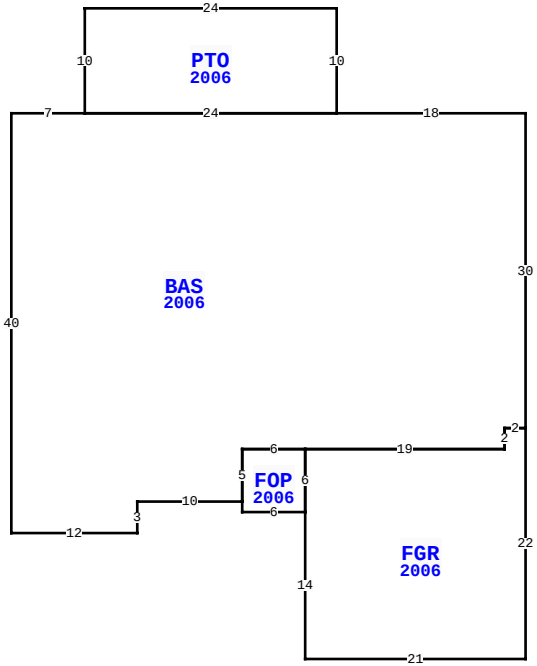
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2006	1,710	180,752
FGR	424	55	2006	233	24,629
FOP	36	30	2006	11	1,162
PTO	240	5	2006	12	1,268
TOTALS	2,410			1,966	207,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	111.0291	116.58	229,196	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 1710 HX Base Yr 2026



76073 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,812
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,812
SOH/AGL Deduction		0
ASSESSED VALUE		262,812
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,401
TOTAL JUST VALUE		262,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16983	CO ISSUED	0	01/01/2006
B16983	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/959	12/23/2025	WD	Q	I	01	305,000
GRANTOR: VAN WAGNER NATALIE A						
GRANTEE: TROSS DYLAN						
2371/0423	6/25/2020	WD	Q	I	01	225,000
GRANTOR: HOWARD ANGELA R MCCUL						
GRANTEE: VAN WAGNER NATALIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W18 W24 W7 S40 E12 N3 E10 N5 E6 E19 N2 E2 N30 $
FGR=[YR=2006;ORIG=-21,38] S14 E21 N22 W2 S2 W19 S6 $
PTO=[YR=2006;ORIG=-18,0] N10 W24 S10 E24 $
FOP=[YR=2006;ORIG=-27,37] S1 E6 N6 W6 S5 $
.

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