LOT 29
CARTESIAN POINTE #3 PB 7/124

FELZENSZTEIN CHRISTIAN/GARCIA ANALIA AMAYA
76031 LONG POND LOOP
YULEE, FL 32097

2026

08-2N-27-0232-0029-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

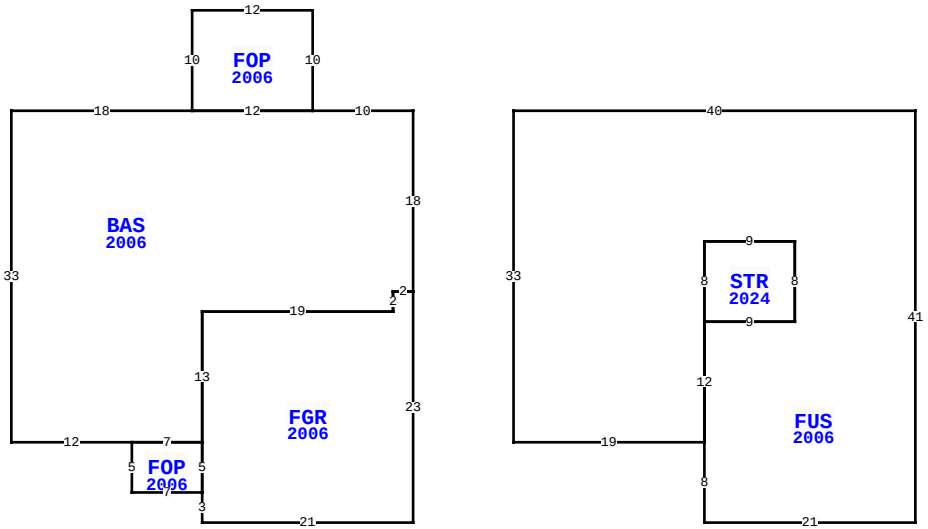
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,043	100	2006	1,043	107,998
FGR	445	55	2006	245	25,369
FOP	35	30	2006	10	1,035
FOP	120	30	2006	36	3,727
FUS	1,416	100	2006	1,416	146,620
STR	72	10	2024	7	724
TOTALS	3,131			2,757	285,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	108.7632	114.20	314,849	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2025 Heated Area: 2459 HX Base Yr



76031 LONG POND LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,474
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	340,474
SOH/AGL Deduction	0
ASSESSED VALUE	340,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,474
TOTAL JUST VALUE	340,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000101	REPAIR/RRF	15,000	01/04/2022
C0616921	CO ISSUED	0	04/01/2006
B0616921	NEW CONSTR	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/782	6/06/2024	WD	Q	I	01	330,000
GRANTOR: JOLLEY JAKE M & CASSI						
GRANTEE: FELZENSZTEIN CHRIST						
2444/0494	3/18/2021	WD	Q	I	01	282,000
GRANTOR: KRIEG TINA M						
GRANTEE: JOLLEY JAKE M & CAS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=30,8] N41 W40 S33 E19 N12 N8 E9 S8 W9 S12 S8 E21 $
BAS=[YR=2006;ORIG=-60,0] N33 E18 E12 E10 S18 W2 S2 W19 S13 W7 W12 $
FGR=[YR=2006;ORIG=-20,-15] S23 W21 N3 N5 N13 E19 N2 E2 $
FOP=[YR=2006;ORIG=-30,-33] N10 W12 S10 E12 $
FOP=[YR=2006;ORIG=-48,5] E7 N5 W7 S5 $
STR=[YR=2024;ORIG=9,-20] E9 S8 W9 N8 $
.

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	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 05/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS