LOT 26
IN OR 1866/371
CARTESIAN POINTE #2 PB 7/35

MANGLA FAMILY REV TRUST/MANGLA ANIL TRUSTEE
1257 ROYAL CREST DR
SAN JOSE, CA 95131

2026

09-2N-27-0231-0026-0000

BUILDING CHARACTERISTICS

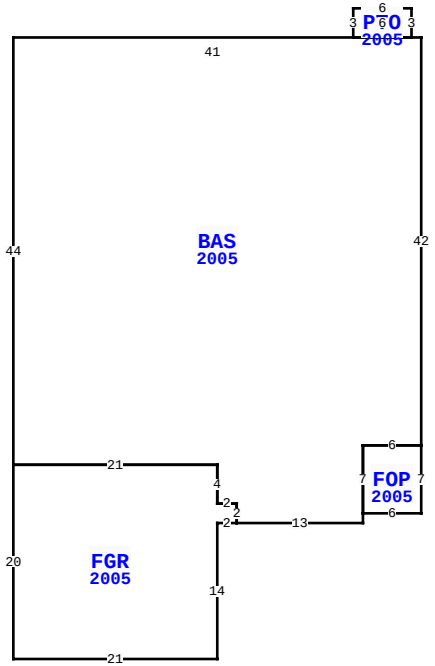
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,922	100	2005	1,922	198,297
FGR	424	55	2005	233	24,039
FOP	42	30	2005	13	1,341
PTO	18	5	2005	1	103
TOTALS	2,406			2,169	223,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	108.9711	114.42	248,177	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 0% - 0 Heated Area: 1922 HX Base Yr



76237 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	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	223,781
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	278,781
SOH/AGL Deduction	0
ASSESSED VALUE	278,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,781
TOTAL JUST VALUE	278,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15803	ELEC OTHER	1,500	09/01/2005
M10365	MECH OTHER	0	09/01/2005
P09815	OTHER	0	08/01/2005
R07921	REPAIR/RRF	2,000	07/01/2005
B15627	NEW CONSTR	140,086	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/0371	5/12/2013	QC	U	I	11	100
GRANTOR: MANGLA ANIL & ANUPMA						
GRANTEE: MANGLA ANIL & ANUPM						
1370/0996	11/30/2005	WD	Q	I		179,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MANGLA ANIL & ANUPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 PTO=[YR=2005] N3 W6 S3 E6 $ W41 S44
FGR=[YR=2005] S20 E21 N14 E2 N2 W2 N4 W21$ E21 S4 E2 S2 E13
N1 FOP=[YR=2005] E6 N7 W6 S7$ N7 E6 N42$.

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 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