LOT 69
IN OR 1402/266
TIMBER CREEK PLANTATION #1

ELLIOTT KIRBY E & CONNIE D
76529 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

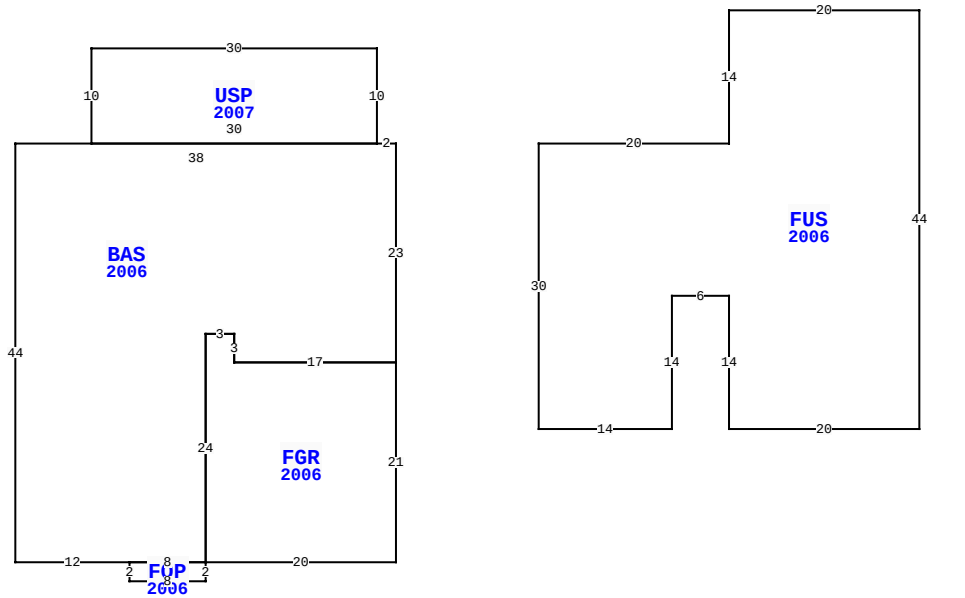
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	1,331	112,157
FGR	429	55	236	19,887
FOP	16	30	5	421
FUS	1,396	100	1,396	117,635
USP	300	30	90	7,584
TOTALS	3,472		3,058	257,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,058	98.8080	89.17	272,682	2006	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2007 Heated Area: 2727 HX Base Yr 2007



76529 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,684
TOTAL MARKET OB/XF VALUE		2,993
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,677
SOH/AGL Deduction		137,164
ASSESSED VALUE		178,513
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,513
TOTAL JUST VALUE		315,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003795	REPAIR/RRF	10,179	05/05/2020
C15900	CO ISSUED	194,946	08/01/2005
E15620	ELEC OTHER	2,000	08/01/2005
M10217	MECH OTHER	0	08/01/2005
R08124	REPAIR/RRF	8,000	08/01/2005
B15900	NEW CONSTR	194,946	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/0266	4/06/2006	WD	Q	I		252,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: ELLIOTT KIRBY E & C						
1324/0583	6/09/2005	WD	U	V	19	239,200
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 USP=[YR=2007] N10 W30 S10 E30$ W38 S44 E12 FOP=[YR=2006] S2 E8 N2 W8$ E8 FGR=[YR=2006] E20 N21 W17 N3 W3 S24$ N24 E3 S3 E17 N23$ PTR=E15 FUS=[YR=2006] E20 N14 E20 S44 W20 N14 W6 S14 W14 N30$ W15$.

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
1	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	100	2006	2006	3	88	2,993	

LAND DESCRIPTION

TOTAL OB/XF 2,993

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	SFR	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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS