LOT 70
IN OR 1984/1854
TIMBER CREEK PLANTATION #1

ATRASHKEVICH VICTOR & ELENA
76519 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0070-0000

BUILDING CHARACTERISTICS

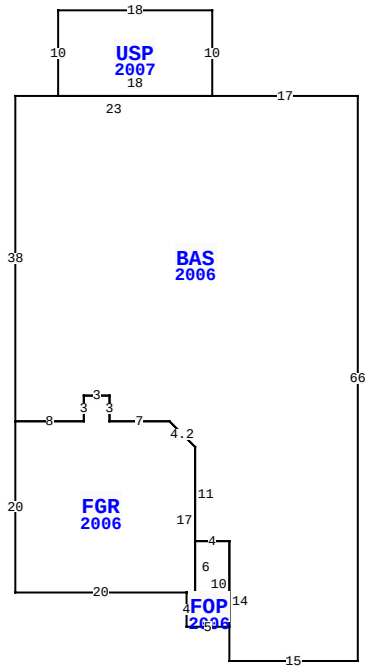
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,992	100	1,992	175,054
FGR	425	55	234	20,564
FOP	44	30	13	1,143
USP	180	30	54	4,745
TOTALS	2,641		2,293	201,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,293	105.8400	95.52	219,027	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1992 HX Base Yr 2023



76519 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,505
TOTAL MARKET OB/XF VALUE		2,782
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,287
SOH/AGL Deduction		0
ASSESSED VALUE		259,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,287
TOTAL JUST VALUE		259,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15895	NEW CONSTR	146,259	02/27/2006
E15617	ELEC OTHER	1,800	08/01/2005
M10214	MECH OTHER	0	08/01/2005
R08120	REPAIR/RRF	8,000	08/01/2005
P09936	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/1854	6/05/2015	WD	Q	I	01	175,000
GRANTOR: SUPIANOSKI GREGORY L						
GRANTEE: ATRASHKEVICH VICTOR						
1396/0133	3/14/2006	WD	Q	I		204,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: SUPIANOSKI GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 USP=[YR=2007] N10 W18 S10 E18$ W23 S38
FGR=[YR=2006] S20 E20 FOP=[YR=2006] S4 E5 N10 W4 S6 W1 $ E1
N17 L3 U3 W7 N3 W3 S3 W8$ E8 N3 E3 S3 E7 D3 R3 S11 E4 S14
E15 N66$.

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	608.00	SF	5.20	5.20	100	2006	2006	3	88	2,782	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS