LOT 71
IN OR 1602/601
TIMBER CREEK PLANTATION #1

SCHMELLING WILLIAM A & SHARON
76509 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0071-0000

BUILDING CHARACTERISTICS

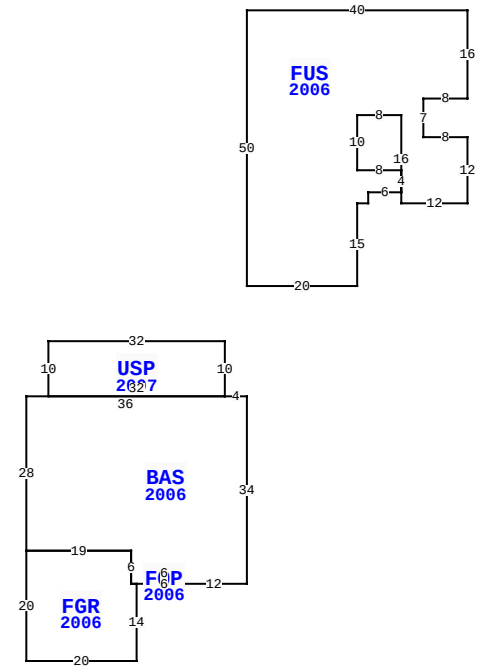
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,234	100	1,234	100,393
FGR	394	55	217	17,654
FOP	12	30	4	326
FUS	1,552	100	1,552	126,264
USP	320	30	96	7,810
TOTALS	3,512		3,103	252,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,103	97.9800	88.43	274,398	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2786 HX Base Yr



76509 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		252,446
TOTAL MARKET OB/XF VALUE		3,577
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,023
SOH/AGL Deduction		78,589
ASSESSED VALUE		232,434
TOTAL EXEMPTION VALUE	13	232,434
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16163	CO ISSUED	198,935	09/01/2005
E15841	ELEC OTHER	2,000	09/01/2005
M10378	TANKS/BLRS	0	09/01/2005
P10087	OTHER	0	09/01/2005
R08296	REPAIR/RRF	8,000	09/01/2005
B16163	NEW CONSTR	198,935	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1602/0601	11/10/2008	WD	U	I	17	190,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SCHMELLING WILLIAM						
1562/0561	4/21/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W32 S10 E32$ W36 S28 FGR=[YR=2006] S20 E20 N14 W1 N6 W19$ E19 S6 E3 FOP=[YR=2006] E6 N2 W6 S2$ N2 E6 S2 E12 N34$ PTR=N20 FUS=[YR=2006] N50 E40 S16 W8 S7 E8 S12 W12 N16 W8 S10 E8 S4 W6 S2 W2 S15 W20$ S20$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2006	2006	3	31	598	
2	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2006	2006	3	88	2,979	

LAND DESCRIPTION

TOTAL OB/XF 3,577

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