LOT 74
TIMBER CREEK PLANTATION #1
PB 6/394

WASHINGTON MALCOLM & MACKENZIE
76483 LONGLEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0074-0000

BUILDING CHARACTERISTICS

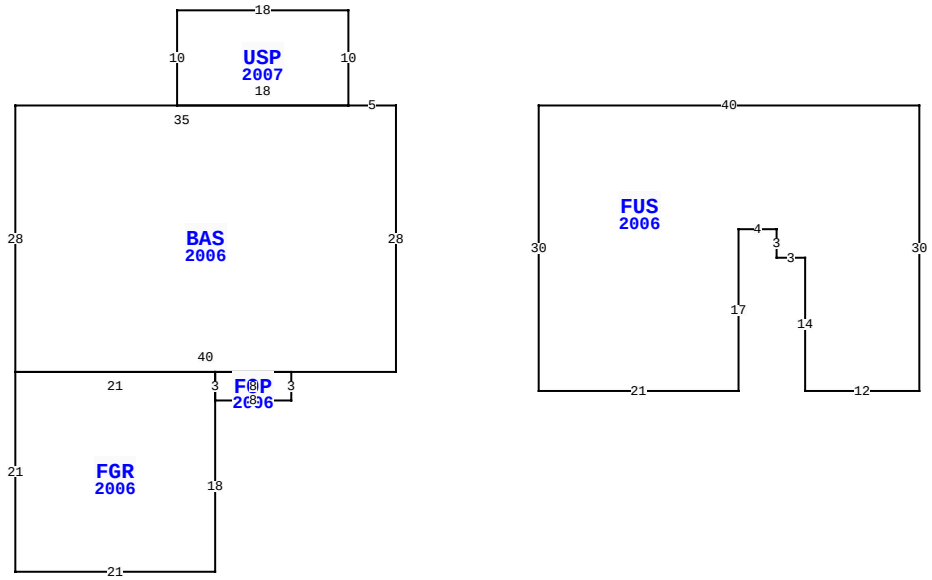
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	1,120	99,405
FGR	441	55	243	21,568
FOP	24	30	7	621
FUS	1,090	100	1,090	96,742
USP	180	30	54	4,793
TOTALS	2,855		2,514	223,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	104.0640	93.92	236,115	2006	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2210 HX Base Yr 2022



76483 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		223,129
TOTAL MARKET OB/XF VALUE		3,665
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,794
SOH/AGL Deduction		36,463
ASSESSED VALUE		245,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,331
TOTAL JUST VALUE		281,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003769	REPAIR/RRF	12,491	03/29/2021
C16053	CO ISSUED	161,280	09/01/2005
E15715	ELEC OTHER	1,800	09/01/2005
M10302	TANKS/BLRS	0	09/01/2005
P10009	OTHER	0	09/01/2005
R08220	REPAIR/RRF	8,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1107	8/06/2021	WD	Q	I	01	315,000
GRANTOR: PORTER GABRIEL D						
GRANTEE: WASHINGTON MALCOLM						
1983/0205	5/29/2015	WD	U	I	16	96,000
GRANTOR: BOZE RYAN ANDREW JOE						
GRANTEE: PORTER GABRIEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 USP=[YR=2007] N10 W18 S10 E18$ W35 S28
FGR=[YR=2006] S21 E21 N18 FOP=[YR=2006] E8 N3 W8 S3$ N3 W21$
E40 N28$ PTR=E15 FUS=[YR=2006] E40 S30 W12 N14 W3 N3 W4 S17
W21 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	801.00	SF	5.20	5.20	100	2006	2006	3	88	3,665	

LAND DESCRIPTION

TOTAL OB/XF 3,665

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 06/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS