LOT 78
IN OR 1453/978
TIMBER CREEK PLANTATION #1

SCHLEHR WILLIAM C & ANGELICA J
76463 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

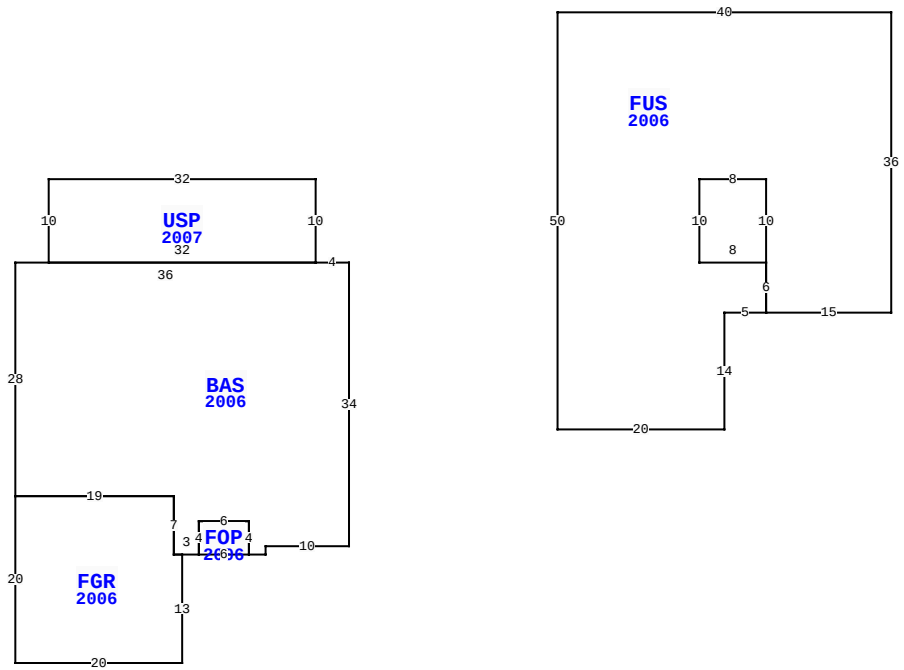
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,233	100	1,233	99,370
FGR	393	55	216	17,408
FOP	24	30	7	564
FUS	1,800	100	1,800	145,066
USP	320	30	96	7,737
TOTALS	3,770		3,352	270,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,352	97.0600	87.60	293,635	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 3033 HX Base Yr



76463 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	270,144
TOTAL MARKET OB/XF VALUE	4,063
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	329,207
SOH/AGL Deduction	30,500
ASSESSED VALUE	298,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,707
TOTAL JUST VALUE	329,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16293	CO ISSUED	198,975	10/01/2005
B16293	NEW CONSTR	198,975	10/01/2005
B16293	NEW CONSTR	198,975	10/01/2005
E15933	ELEC OTHER	2,000	10/01/2005
M10468	TANKS/BLRS	0	10/01/2005
P10136	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/0978	10/19/2006	WD	Q	I		253,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: SCHLEHR WILLIAM C &						
1316/1592	5/11/2005	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W32 S10 E32$ W36 S28 FGR=[YR=2006] S20 E20 N13 W1 N7 W19$ E19 S7 E3 FOP=[YR=2006] E6 N4 W6 S4$ N4 E6 S4 E2 N1 E10 N34$ PTR=E50 FUS=[YR=2006] N10 W8 S10 E8 S6 E15 N36 W40 S50 E20 N14 E5 N6$ W50 $.

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	0	0	0	888.00	SF	5.20	5.20	100	2006	2006	3	88	4,063	

LAND DESCRIPTION

TOTAL OB/XF 4,063

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