LOT 81
TIMBER CREEK PLANTATION #1
PB 6/394

GASPER MICHAEL M
76435 LONGLEAF LOOP
YULEE, FL 32097

**2023**

**11-2N-26-2050-0081-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

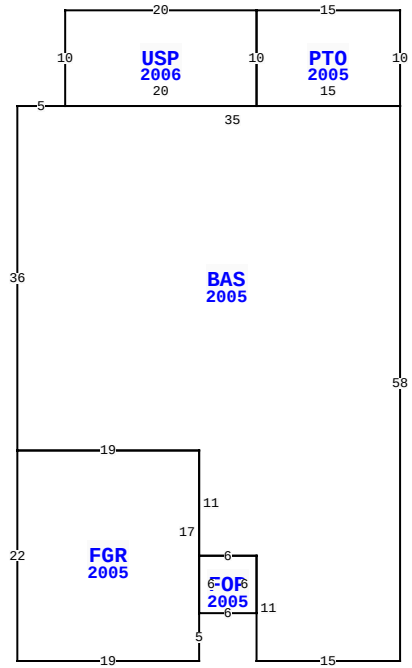
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,836 | 100 | 1,836 | 158,989 |
| FGR | 418 | 55 | 230 | 19,917 |
| FOP | 36 | 30 | 11 | 953 |
| PTO | 150 | 5 | 8 | 693 |
| USP | 200 | 30 | 60 | 5,195 |
| TOTALS | 2,640 | | 2,145 | 185,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,145 | 104.8600 | 94.64 | 203,003 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1836 HX Base Yr 2022




76435 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 | | 185,748 |
| TOTAL MARKET OB/XF VALUE | | 2,972 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 243,720 |
| SOH/AGL Deduction | | 30,877 |
| ASSESSED VALUE | | 212,843 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 162,843 |
| TOTAL JUST VALUE | | 243,720 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 206,644 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006274 | REPAIR/RRF | 30,000 | 04/21/2022 |
| B16093 | ADDITION | 2,000 | 09/01/2005 |
| E15381 | ELEC OTHER | 1,800 | 07/01/2005 |
| R07966 | REPAIR/RRF | 8,000 | 07/01/2005 |
| B15645 | NEW CONSTR | 136,551 | 07/01/2005 |
| M10035 | MECH OTHER | 0 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2336/0411 | 1/30/2020 | WD | Q | I | 01 | 212,000 |
| GRANTOR: MCFARLAND RHONDA R & | | | | | | |
| GRANTEE: GASPER MICHAEL M | | | | | | |
| 2151/0408 | 10/10/2017 | WD | Q | I | 02 | 185,000 |
| GRANTOR: PHILLIPS SCOTT A & CH | | | | | | |
| GRANTEE: MCFARLAND RHONDA R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W15 USP=[YR=2006] W20 S10 BAS=[YR=2005] W5 S36 FGR=[YR=2005] S22 E19 N5 FOP=[YR=2005] E6 N6 W6 S6$ N17 W19$ E19 S11 E6 S11 E15 N58 W35$ E20 N10$ S10 E15 N10$ .

## 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 | 657.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 2,972 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,972

| 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