LOT 98
IN OR 1369/1064
TIMBER CREEK PLANTATION #1

GIORDANO ROBERT J
76309 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

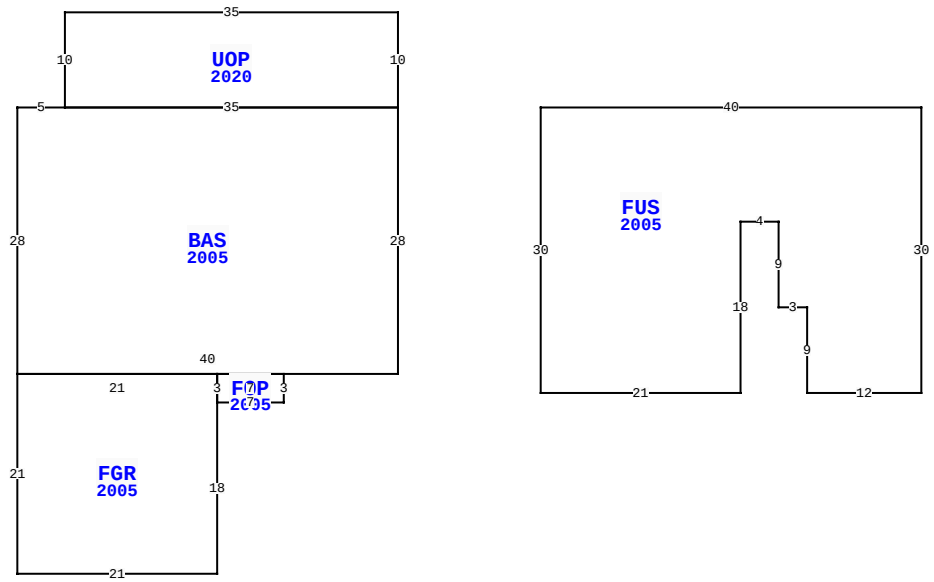
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	1,120	96,331
FGR	441	55	243	20,900
FOP	21	30	6	516
FUS	1,101	100	1,101	94,697
UOP	350	20	70	6,021
TOTALS	3,033		2,540	218,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	104.1600	94.00	238,760	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2221 HX Base Yr 2006



76309 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		218,465
TOTAL MARKET OB/XF VALUE		90,754
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,219
SOH/AGL Deduction		68,819
ASSESSED VALUE		295,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,400
TOTAL JUST VALUE		364,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007308	XFOB	16,500	08/14/2020
20006481	SWIM POOL	30,000	07/24/2020
B15653	ADDITION	2,000	07/01/2005
R0507658	REPAIR/RRF	8,000	05/01/2005
E0515030	ELEC OTHER	2,000	05/01/2005
M0509780	H/AC	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1064	11/28/2005	WD	Q	I		204,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: GIORDANO ROBERT J						
1311/0774	4/21/2005	WD	U	I	07	100
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] N10 W35 S10 BAS=[YR=2005] W5 S28 FGR=[YR=2005] S21 E21 N18 FOP=[YR=2005] E7 N3 W7 S3$ N3 W21$ E40 N28 W35$E35$ PTR=E15 FUS=[YR=2005] E40 S30 W12 N9 W3 N9 W4 S18 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	635.00	SF	5.20	5.20	100	2005	2005	3	87	2,873	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
3	0855	CONC PAVER	0	100	0	0	1,348.00	SF	10.00	10.00	100	2020	2020	3	99	13,345	
4	0855	CONC PAVER	0	100	0	0	1,348.00	SF	10.00	10.00	100	2020	2020	3	99	13,345	
5	0911	SCRN RM A	0	100	0	0	1,740.00	SF	17.50	17.50	100	2021	2021	3	97	29,537	

LAND DESCRIPTION

TOTAL OB/XF 90,754

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