LOT 105
TIMBER CREEK PLANTATION #1
PB 6/394

FREO PROGRESS LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

2023

11-2N-26-2050-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

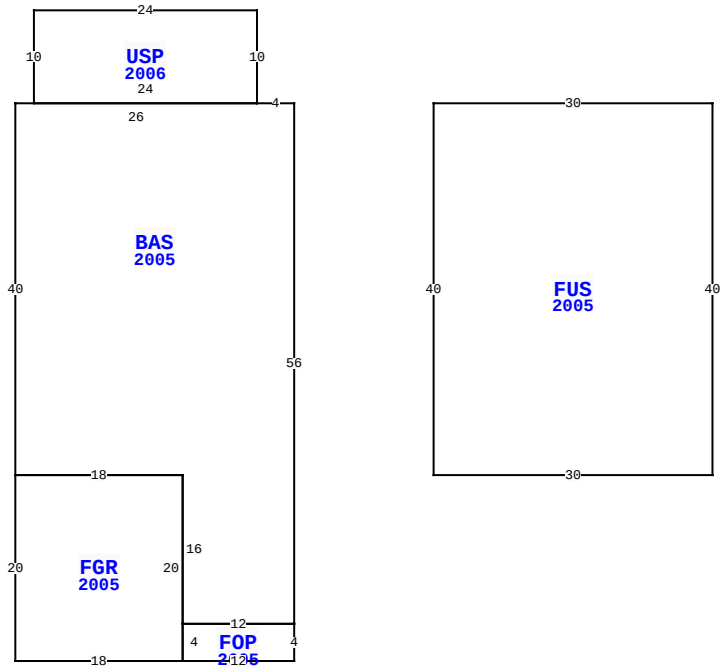
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,392	100	1,392	117,243
FGR	360	55	198	16,677
FOP	48	30	14	1,179
FUS	1,200	100	1,200	101,071
USP	240	30	72	6,065
TOTALS	3,240		2,876	242,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	101.9900	92.05	264,736	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2592 HX Base Yr



76243 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,233
TOTAL MARKET OB/XF VALUE	2,981
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	300,214
SOH/AGL Deduction	0
ASSESSED VALUE	300,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,214
TOTAL JUST VALUE	300,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507120	REPAIR/RRF	8,000	02/01/2005
E0514242	ELEC OTHER	2,000	02/01/2005
M0509175	MECH OTHER	0	02/01/2005
B0514417	NEW CONSTR	158,181	02/01/2005
P0508950	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0092	3/27/2023	WD	Q	I	01	335,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FREO PROGRESS LLC						
2577/1433	7/07/2022	WD	U	I	37	378,900
GRANTOR: WILSON MATTHEW D						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W24 S10 E24$ W26 S40
FGR=[YR=2005] S20 E18 FOP=[YR=2005] E12 N4 W12 S4$ N20 W18 $
E18 S16 E12 N56$ PTR=E15 FUS=[YR=2005] E30 S40 W30 N40$ 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	0	0	0	659.00	SF	5.20	5.20	100	2005	2005	3	87	2,981	

LAND DESCRIPTION

TOTAL OB/XF 2,981

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