LOT 108
IN OR 1330/972
TIMBER CREEK PLANTATION #1

MURDAUGH RICHARD A & INDIA L
76219 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

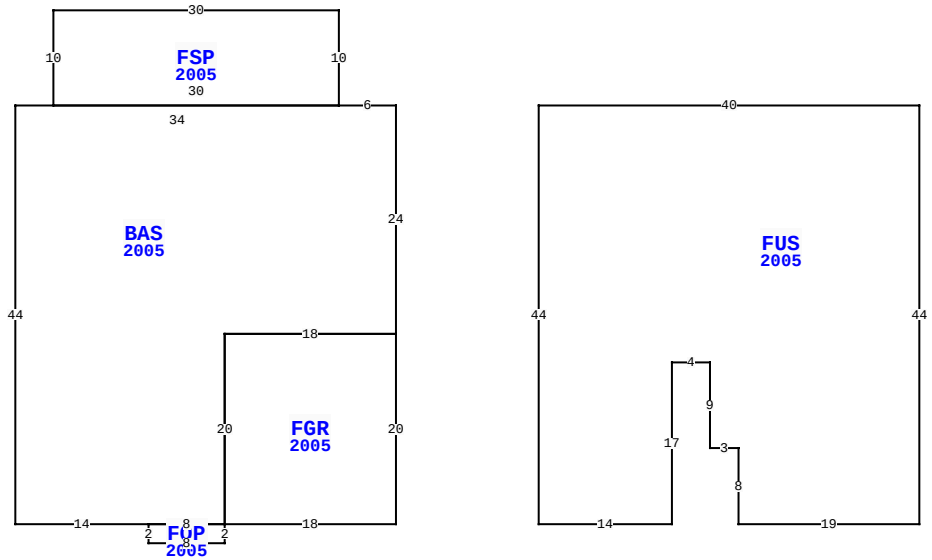
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	1,400	112,216
FGR	360	55	198	15,871
FOP	16	30	5	401
FSP	300	40	120	9,618
FUS	1,668	100	1,668	133,697
TOTALS	3,744		3,391	271,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	97.0600	87.60	297,052	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3068 HX Base Yr 2006



76219 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		271,803
TOTAL MARKET OB/XF VALUE		28,949
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,752
SOH/AGL Deduction		143,501
ASSESSED VALUE		212,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,251
TOTAL JUST VALUE		355,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22711	SCREEN ENCLOSURE	4,000	07/01/2009
B22614	SWIM POOL	25,000	06/01/2009
R0507108	REPAIR/RRF	8,000	02/01/2005
E0514223	ELEC OTHER	2,000	02/01/2005
M0509167	MECH OTHER	0	02/01/2005
P0508932	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0972	7/05/2005	WD	Q	I		210,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: MURDAUGH RICHARD A						
1254/1901	8/25/2004	WD	U	V	19	149,500
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 FSP=[YR=2005] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2005] S2 E8 N2 W8$ E8 FGR=[YR=2005] E18 N20 W18 S20$ N20 E18 N24$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N8 W3 N9 W4 S17 W14 N44$ 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	592.00	SF	5.20	5.20	100	2005	2005	3	87	2,678	
2	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2009	2009	3	60	15,912	
3	0845	KOOL DECK	0	100	0	0	546.00	SF	7.25	7.25	100	2009	2009	3	91	3,602	
4	0911	SCRN RM A	0	100	26	33	858.00	SF	17.50	17.50	100	2009	2009	3	45	6,757	

LAND DESCRIPTION

TOTAL OB/XF 28,949

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS