LOT 112
TIMBER CREEK PLANTATION #1
PB 6/394

SEPHESTINE JERI D
76183 LONG LEAF LOOP
YULEE, FL 32097

**2023**

**11-2N-26-2050-0112-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

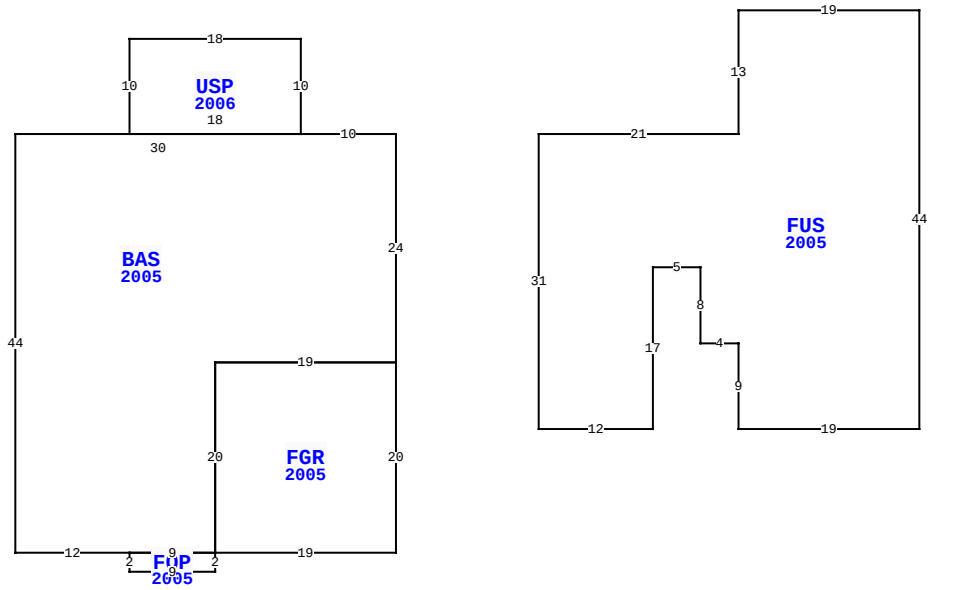
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,380 | 100 | 1,380 | 112,709 |
| FGR | 380 | 55 | 209 | 17,069 |
| FOP | 18 | 30 | 5 | 408 |
| FUS | 1,366 | 100 | 1,366 | 111,565 |
| USP | 180 | 30 | 54 | 4,410 |
| TOTALS | 3,324 | | 3,014 | 246,162 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,014 | 98.9000 | 89.26 | 269,030 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2746 HX Base Yr 2022




76183 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 | | 246,162 |
| TOTAL MARKET OB/XF VALUE | | 2,882 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 304,044 |
| SOH/AGL Deduction | | 39,253 |
| ASSESSED VALUE | | 264,791 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 214,791 |
| TOTAL JUST VALUE | | 304,044 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 257,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14116 | NEW CONSTR | 0 | 12/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2428/1550 | 1/15/2021 | WD | Q | I | 01 | 284,000 |
| GRANTOR: ADAMS SEAN E & JULIE | | | | | | |
| GRANTEE: SEPHESTINE JERI D | | | | | | |
| 1348/0686 | 9/08/2005 | WD | Q | I | | 212,200 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: ADAMS SEAN E & JULI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W10 USP=[YR=2006] N10 W18 S10 E18$ W30 S44 E12 FOP=[YR=2005] S2 E9 N2 W9$ E9 FGR=[YR=2005] E19 N20 W19 S20$ N20 E19 N24$ PTR= E15 FUS=[YR=2005] E21 N13 E19 S44 W19 N9 W4 N8 W5 S17 W12 N31$ 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 | 637.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 2,882 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,882

| 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