

POPOVIC NENAD & DESIREE
76158 LONGLEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0132-0000

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		3.5 100		
Frame Stories	02	WOOD FRAME 100		
Units	2.	2. 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	113,135
FGR	380	55	209	17,134
FOP	16	30	5	410
FUS	1,680	100	1,680	137,729
USP	180	30	54	4,427
TOTALS	3,636		3,328	272,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,328	99.8200	90.09	299,820	2004	2004	0	0	9.00	91.00

1 SINGLE FAM - 100% - 2015
Heated Area: 3060
HX Base Yr 2015

Diagram showing building footprint with dimensions and area calculations:

Basement (BAS) 2004: 113,135 sq ft

Framed Upper Story (FUS) 2004: 137,729 sq ft

Framed Ground Floor (FGR) 2004: 17,134 sq ft

Unfinished Porch (FOP) 2004: 410 sq ft

Unfinished Slab (USP) 2005: 4,427 sq ft

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,836	
TOTAL MARKET OB/XF VALUE		2,987	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		330,823	
SOH/AGL Deduction		114,830	
ASSESSED VALUE		215,993	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		165,993	
TOTAL JUST VALUE		330,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,426	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1313	5/22/2008	WD	U	I	05	200,000

GRANTOR:CITIMORTGAGE INC

GRANTEE:POPOVIC NENAD & DES

1532/0599 10/25/2007 CT U I 14 100

GRANTOR:CLERK OF COURT

GRANTEE:CITIMORTGAGE INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W18 S10 E18\$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 FGR=[YR=2004] E18 N20 W19 S20 E1\$ W8\$ E7 N20 E19 N24\$ PTR=E20 FUS=[YR=2004] E40 S44 W18 N6 W4 N8 W4 S14 W14 N44\$ W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

EXTRA FEATURES

76158 LONG LEAF LOOP, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

OB/XF MKT VALUE

NOTES

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