LOT 133
TIMBER CREEK PLANTATION #1
PB 6/394

RUTLEDGE RANDALL
146 TOPSIDE DR
SAINT JOHNS, FL 32259

2023

11-2N-26-2050-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

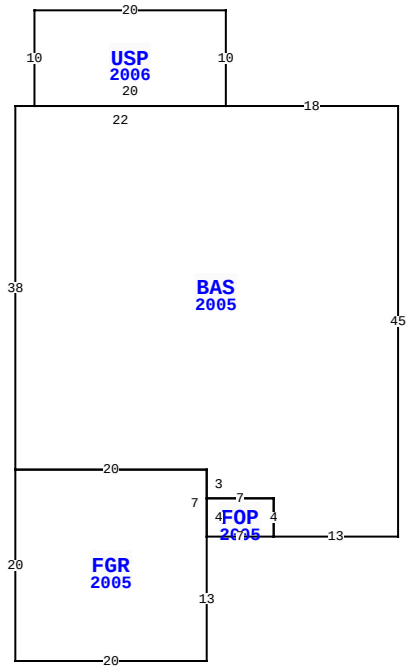
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	146,536
FGR	400	55	220	19,753
FOP	28	30	8	718
USP	200	30	60	5,387
TOTALS	2,260		1,920	172,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	105.8400	95.52	183,398	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



76170 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	172,394
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	230,402
SOH/AGL Deduction	27,082
ASSESSED VALUE	203,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,320
TOTAL JUST VALUE	230,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007786	REPAIR/RRF	9,000	09/01/2018
B13862	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1154	9/06/2019	WD	Q	I	01	170,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: RUTLEDGE RANDALL						
1832/1613	12/31/2012	WD	Q	I	01	122,500
GRANTOR: DIMARCO MATTHEW T & A						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2006] N10 W20 S10 E20$ W22 S38
FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E7 N4 W7 S4$ N7 W20$
E20 S3 E7 S4 E13 N45$.

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	665.00	SF	5.20	5.20	100	2005	2005	3	87	3,008	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	000134	C	SFR POND	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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS