LOT 140
TIMBER CREEK PLANTATION #1
PB 6/394

WACHOB VERNA L
76276 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

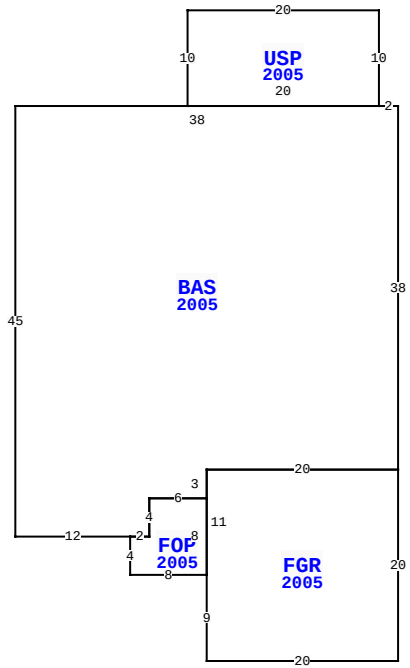
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,636	100	1,636	146,895
FGR	400	55	220	19,753
FOP	56	30	17	1,527
USP	200	30	60	5,387
TOTALS	2,292		1,933	173,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	105.8400	95.52	184,640	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1636 HX Base Yr 2023



76276 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		173,562
TOTAL MARKET OB/XF VALUE		5,645
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,207
SOH/AGL Deduction		52,084
ASSESSED VALUE		182,123
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		77,123
TOTAL JUST VALUE		234,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007365	REPAIR/RRF	2,000	11/01/2017
E14684	ELEC OTHER	1,800	03/01/2005
M09512	MECH OTHER	0	03/01/2005
P09252	OTHER	0	03/01/2005
R07409	REPAIR/RRF	8,000	03/01/2005
B14887	NEW CONSTR	123,502	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1883	5/16/2022	WD	Q	I	01	330,000
GRANTOR: BRADBERRY CATHY L IRR						
GRANTEE: WACHOB VERNA L						
2169/1455	1/09/2018	SW	U	I	11	100
GRANTOR: GIRGIS TAYLOR M PROPE						
GRANTEE: BRADBERRY CATHY LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 USP=[YR=2005] N10 W20 S10 E20$ W38 S45 E12
FOP=[YR=2005] S4 E8 FGR=[YR=2005] S9 E20 N20 W20 S11$ N8 W6
S4 W2$ E2 N4 E6 N3 E20 N38$.

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	647.00	SF	5.20	5.20	100	2005	2005	3	87	2,927	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2007	2007	3	52	2,496	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 5,645

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	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 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