LOT 143
IN OR 2139/174
TIMBER CREEK PLANTATION #1

NUCKOLS TODD WESLEY/CROUSER PAMELA
96057 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

11-2N-26-2050-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

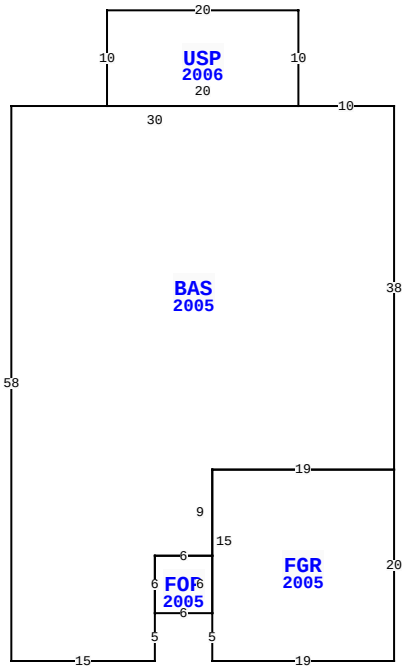
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,874	100	1,874	163,035
FGR	380	55	209	18,183
FOP	36	30	11	957
USP	200	30	60	5,220
TOTALS	2,490		2,154	187,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	105.3500	95.08	204,802	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1874 HX Base Yr



76304 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	187,394
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	245,294
SOH/AGL Deduction	0
ASSESSED VALUE	245,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,294
TOTAL JUST VALUE	245,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14682	ELEC OTHER	1,800	03/01/2005
M09511	MECH OTHER	0	03/01/2005
P09251	OTHER	0	03/01/2005
R07408	REPAIR/RRF	8,000	03/01/2005
B14886	NEW CONSTR	138,551	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0870	6/28/2022	WD	Q	I	01	300,000
GRANTOR: BRITT KERRY K &						
GRANTEE: NUCKOLS TODD WESLEY						
2139/0174	8/07/2017	LE	U	I	11	100
GRANTOR: BRITT HELEN B						
GRANTEE: BRITT HELEN B L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 USP=[YR=2006] N10 W20 S10 E20$ W30 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 E19 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	0	0	0	641.00	SF	5.20	5.20	100	2005	2005	3	87	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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 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