

LOT 148
TIMBER CREEK PLANTATION #1
PB 6/394

LASCHANSKY JEFFREY M & REBECCA
76352 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0148-0000



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	5 100
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	111,660
FGR	380	55	209	16,911
FOP	18	30	5	404
FUS	1,675	100	1,675	135,530
USP	180	30	54	4,369
TOTALS	3,633		3,323	268,875

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 0 0 0

LAND DESCRIPTION	
L N	USE CODE
1	000134
	C
	SFR POND
	0 0003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,323	97.9800	88.43	293,853	2005	2005	0	0	8.50	91.50
1 SINGLE FAM - 0% - 0 Heated Area: 3055 HX Base Yr											
76352 LONG LEAF LOOP, YULEE											

76352 LONG LEAF LOOP, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
641.00	SF	5.20	5.20	100	2005	2005	3	87	2,900		

TOTAL OB/XF															2,900
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			268,875
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			326,775
SOH/AGL Deduction			23,102
ASSESSED VALUE			303,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,673
TOTAL JUST VALUE			326,775
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09327	OTHER	0	04/01/2005
R07496	REPAIR/RRF	8,000	04/01/2005
B15045	NEW CONSTR	212,568	04/01/2005
E14759	ELEC OTHER	2,000	04/01/2005
M09586	ELEC OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0555	8/26/2021	WD	Q	I	01	345,000
GRANTOR: LOOS JAMES P III						
GRANTEE: LASCHANSKY JEFFREY						
1372/0507	12/07/2005	WD	Q	I	01	225,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: LOOS JAMES P III &						

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] E40 S44 W21 N7 W3 N9 W4 S16 W12 N44\$ W15\$.	