

LOT 152
IN OR 1395/536
TIMBER CREEK PLANTATION #1

HALL ALBERT R & MARY ANN
76448 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0152-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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	1,361	100	1,361	115,868
FGR	399	55	219	18,645
FOP	132	30	40	3,406
FUS	1,676	100	1,676	142,686
USP	300	30	90	7,662
TOTALS	3,868		3,386	288,268

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	736.00
	SF 5.20
	5.20
	100
	2006
	2006
	3
	88
	3,368

LAND DESCRIPTION	
L N	USE CODE
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,386	99.8200	90.09	305,045	2006	2011	0	0	5.50	94.50
1 SINGLE FAM - 100% - 2007											
Heated Area: 3037											
HX Base Yr 2007											
76448 LONG LEAF LOOP, YULEE											

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,268
TOTAL MARKET OB/XF VALUE	3,368
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	346,636
SOH/AGL Deduction	149,006
ASSESSED VALUE	197,630
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	147,630
TOTAL JUST VALUE	346,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009370	REPAIR/RRF	9,100	07/19/2021
B15737	NEW CONSTR	212,850	02/08/2006
E15461	ELEC OTHER	2,000	08/01/2005
M10098	MECH OTHER	0	08/01/2005
R08014	REPAIR/RRF	8,000	08/01/2005
P09784	OTHER	0	08/01/2005

SALES DATA	
OFF RECORD Number	DATE
1395/0536	3/13/2006
GRANTOR: MARONDA HOMES INC	
GRANTEE: HALL ALBERT R & MAR	
1311/0775	4/21/2005
GRANTOR: TIMBER CREEK LLC	
GRANTEE: MARONDA HOMES INC	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W4 USP=[YR=2007] N10 W30 S10 E30\$ W36 S23	
FGR=[YR=2006] S21 E18 FOP=[YR=2006] S6 E22 N6 W22\$ E1 N21	
W19\$ E19 S21 E21 N44\$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N14	
W6 S14 W20 N44\$ W15\$.	