LOT 156
IN OR 2214/1517
TIMBER CREEK PLANTATION #1

DAVIS MELISSA L
76532 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

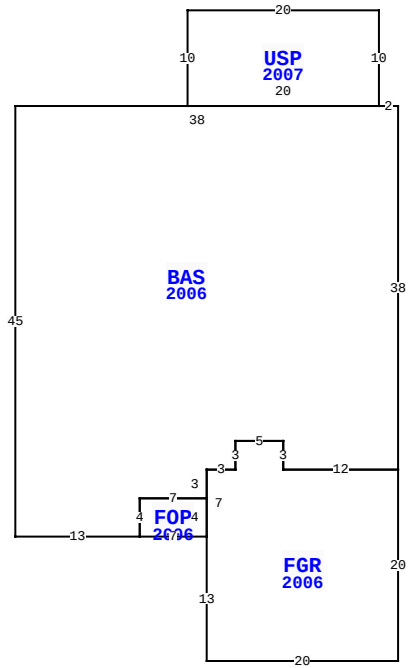
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,617	100	1,617	153,373
FGR	415	55	228	21,626
FOP	28	30	8	759
USP	200	30	60	5,691
TOTALS	2,260		1,913	181,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	110.0540	99.32	189,999	2006	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1617 HX Base Yr



76532 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	181,449
TOTAL MARKET OB/XF VALUE	6,798
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	243,247
SOH/AGL Deduction	32,227
ASSESSED VALUE	211,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,020
TOTAL JUST VALUE	243,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005793	REPAIR/RRF	4,495	05/06/2021
B15779	NEW CONSTR	121,502	02/13/2006
E15496	ELEC OTHER	1,800	08/01/2005
M10119	MECH OTHER	0	08/01/2005
R08037	REPAIR/RRF	8,000	08/01/2005
P09805	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1517	7/30/2018	WD	Q	I	01	220,000
GRANTOR: RISTER ANTHONY W & SH						
GRANTEE: DAVIS MELISSA L						
1395/0559	3/13/2006	WD	Q	I		186,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: RISTER ANTHONY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 USP=[YR=2007] N10 W20 S10 E20$ W38 S45 E13
FOP=[YR=2006] E7 FGR=[YR=2006] S13 E20 N20 W12 N3 W5 S3 W3
S7$ N4 W7 S4$ N4 E7 N3 E3 N3 E5 S3 E12 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	680.00	SF	5.20	5.20	100	2006	2006	3	88	3,112	
2	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	100	2010	2010	3	64	3,686	

LAND DESCRIPTION

TOTAL OB/XF 6,798

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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS