LOT 68
IN OR 2171/947
TIMBER CREEK PLANTATION #1

MAZZELLA MICHAEL A & JENNIFER S
76541 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0068-0000

BUILDING CHARACTERISTICS

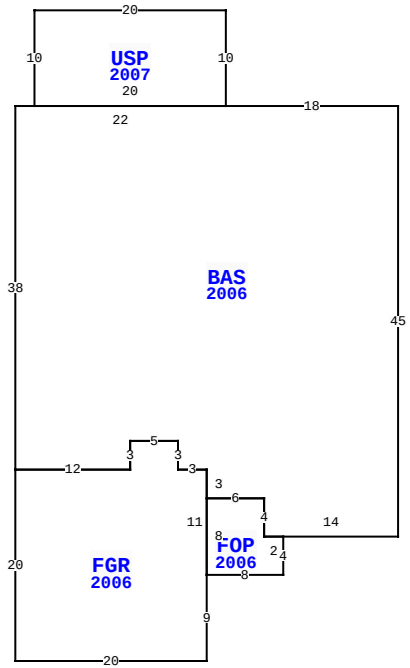
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,621	100	1,621	153,212
FGR	415	55	228	21,550
FOP	56	30	17	1,606
USP	200	30	60	5,671
TOTALS	2,292		1,926	182,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	105.8400	100.55	193,659	2006	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1621 HX Base Yr 2007



76541 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,039
TOTAL MARKET OB/XF VALUE		2,923
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		239,962
SOH/AGL Deduction		105,206
ASSESSED VALUE		134,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,756
TOTAL JUST VALUE		239,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005345	REPAIR/RRF	12,235	06/19/2020
C15856	CO ISSUED	131,502	08/01/2005
E15577	ELEC OTHER	1,800	08/01/2005
M10188	MECH OTHER	0	08/01/2005
R08101	REPAIR/RRF	8,000	08/01/2005
B15856	NEW CONSTR	131,502	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0947	12/15/2017	QC	U	I	11	54,300
GRANTOR: MAZZELLA MICHAEL A						
GRANTEE: MAZZELLA MICHAEL A						
1456/1574	11/03/2006	QC	U	I	06	100
GRANTOR: MAZZELLA MICHAEL A &						
GRANTEE: MAZZELLA MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 USP=[YR=2007] N10 W20 S10 E20$ W22 S38 FGR=[YR=2006] S20 E20 N9 FOP=[YR=2006] E8 N4 W2 N4 W6 S8$ N11 W3 N3 W5 S3 W12$ E12 N3 E5 S3 E3 S3 E6 S4 E14 N45$.

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	646.00	SF	5.20	5.20	100	2006	2006	3	87	2,923	

LAND DESCRIPTION

TOTAL OB/XF 2,923

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	000100	C	SFR	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 07/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS