

ARLINE AGATHA
76499 LONG LEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories		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	1,360	100	1,360	121,231
FGR	400	55	220	19,611
FUS	1,648	100	1,648	146,903
STP	16	10	2	179
USP	300	30	90	8,023
TOTALS	3,724		3,320	295,946

EXTRA FEATURES

L N	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	648.00	SF	5.20	5.20	100	2006	2006	3	87	2,932	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,320	99.8200	94.83	314,836	2006	2011	0	0	6.00	94.00

1 SINGLE FAM - 100% - 2008
Heated Area: 3008
HX Base Yr 2008

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,946	
TOTAL MARKET OB/XF VALUE		2,932	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		353,878	
SOH/AGL Deduction		155,422	
ASSESSED VALUE		198,456	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		148,456	
TOTAL JUST VALUE		353,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,614	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
21000746	REPAIR/RRF	21,000	01/22/2021			
B15855	NEW CONSTR	212,568	02/27/2006			
E15578	ELEC OTHER	2,000	08/01/2005			
M10186	MECH OTHER	0	08/01/2005			
R08099	REPAIR/RRF	8,000	08/01/2005			
P09895	OTHER	0	08/01/2005			

GRANTOR: MARONDA HOMES INC
GRANTEE: ARLINE AGATHA
1324/0583 6/09/2005 WD U V 19 239,200
GRANTOR: TIMBER CREEK LLC
GRANTEE: MARONDA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2007] N10 W30 S10 E30\$ W32 S24
FGR=[YR=2006] S20 E20 N20 W20\$ E20 S20 STP=[YR=2006] S2 E8 N2
W8\$ E20 N44\$ PTR=E15 FUS=[YR=2006] E40 S44 W13 N16 W7 S16 W20
N44\$ W15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS