LOT 74
TIMBER CREEK PLANTATION #1
PB 6/394

**WASHINGTON MALCOLM & MACKENZIE**
76483 LONGLEAF LOOP
YULEE, FL 32097

**2024**

**11-2N-26-2050-0074-0000**

## BUILDING CHARACTERISTICS

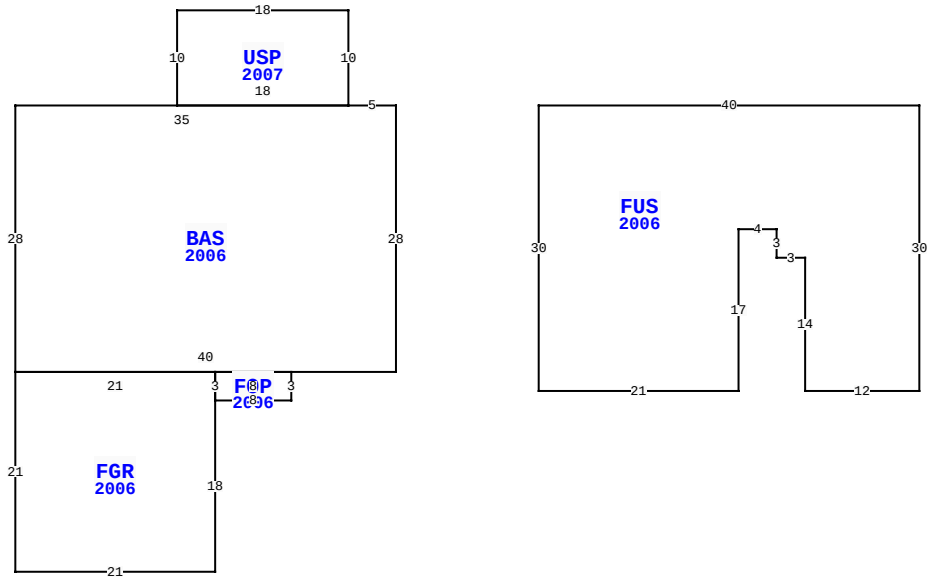
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,120 | 100 | 1,120 | 104,080 |
| FGR | 441 | 55 | 243 | 22,582 |
| FOP | 24 | 30 | 7 | 650 |
| FUS | 1,090 | 100 | 1,090 | 101,292 |
| USP | 180 | 30 | 54 | 5,018 |
| TOTALS | 2,855 | | 2,514 | 233,622 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,514 | 104.0640 | 98.86 | 248,534 | 2006 | 2011 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2210 HX Base Yr 2022




76483 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 | | 233,622 |
| TOTAL MARKET OB/XF VALUE | | 3,624 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 292,246 |
| SOH/AGL Deduction | | 39,555 |
| ASSESSED VALUE | | 252,691 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 202,691 |
| TOTAL JUST VALUE | | 292,246 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,794 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21003769 | REPAIR/RRF | 12,491 | 03/29/2021 |
| C16053 | CO ISSUED | 161,280 | 09/01/2005 |
| E15715 | ELEC OTHER | 1,800 | 09/01/2005 |
| M10302 | TANKS/BLRS | 0 | 09/01/2005 |
| P10009 | OTHER | 0 | 09/01/2005 |
| R08220 | REPAIR/RRF | 8,000 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2487/1107 | 8/06/2021 | WD | Q | I | 01 | 315,000 |
| GRANTOR: PORTER GABRIEL D | | | | | | |
| GRANTEE: WASHINGTON MALCOLM | | | | | | |
| 1983/0205 | 5/29/2015 | WD | U | I | 16 | 96,000 |
| GRANTOR: BOZE RYAN ANDREW JOE | | | | | | |
| GRANTEE: PORTER GABRIEL D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W5 USP=[YR=2007] N10 W18 S10 E18$ W35 S28
FGR=[YR=2006] S21 E21 N18 FOP=[YR=2006] E8 N3 W8 S3$ N3 W21$
E40 N28$ PTR=E15 FUS=[YR=2006] E40 S30 W12 N14 W3 N3 W4 S17
W21 N30$ W15$.

## 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 | 801.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 87 | 3,624 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,624

| 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 06/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS