

LOT 76
IN OR 1630/397
TIMBER CREEK PLANTATION #1

ROSE PERRY L & GINGER M
76475 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0076-0000



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
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NEIGHBORHOOD/LOC	5005.00
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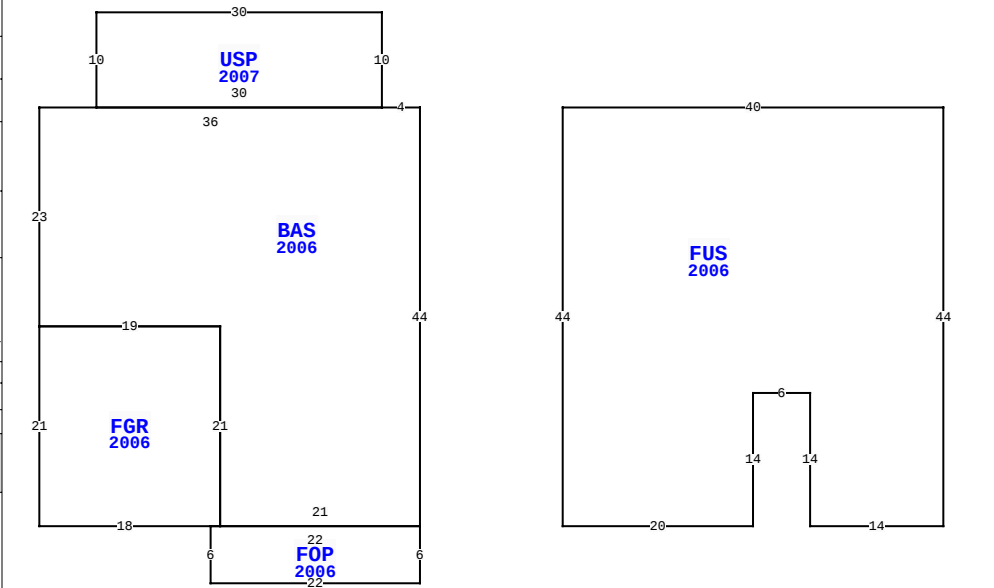
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1,361	121,320
FGR	399	55	219	19,522
FOP	132	30	40	3,565
FUS	1,676	100	1,676	149,399
USP	300	30	90	8,023

TOTALS	3,868	3,386	301,828
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	776.00
	SF 5.20
	5.20
	100
	2006
	2006
	3
	87
	3,511

LAND DESCRIPTION	
L N	USE CODE
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

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	94.83	321,094	2006	2011	0	0	0	6.00	94.00	
1 SINGLE FAM - 100% - 2010				Heated Area: 3037				HX Base Yr 2010					



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

76475 LONG LEAF LOOP, YULEE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					301,828				
TOTAL MARKET OB/XF VALUE					3,511				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					360,339				
SOH/AGL Deduction					158,210				
ASSESSED VALUE					202,129				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					152,129				
TOTAL JUST VALUE					360,339				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					346,819				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003631	REPAIR/RRF	9,980	04/29/2020
B15649	NEW CONSTR	212,850	02/16/2006
B16385	ADDITION	3,000	10/01/2005
E15384	ELEC OTHER	2,000	07/01/2005
R07938	REPAIR/RRF	8,000	07/01/2005
M10038	MECH OTHER	0	07/01/2005

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1630/0397		7/10/2009	WD	Q	I	01	235,000		
GRANTOR: O'QUINN JOHNNY B & RE									
GRANTEE: ROSE PERRY L & GING									
1417/1694		6/07/2006	WD	U	I	07	100		
GRANTOR: MARONDA HOMES INC									
GRANTEE: O'QUINN JOHNNY B &									

BUILDING NOTES									
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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\$.									