

PERCIVAL RICHARD T/TURNER NICHOL
76455 LONG LEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0079-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0100 01 2,301 103.8800 98.69 227,086 2006 2011 0 0 6.00 94.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2016 Heated Area: 2006 HX Base Yr 2016										BUILDING MARKET VALUE 213,461									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 3,167									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 271,628									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 102,097									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 169,531									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 119,531									
Bathrooms 2 100																				TOTAL JUST VALUE 271,628									
Frame 03 MASONRY 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 256,664									
Occupancy 00 NONE 100																				EYB ADJSTD FOR NEW ROOF: 10/23 KW									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				23004119 REPAIR/RRF 24,593 03/29/2023									
MAP NUM MKT AREA 05																				C16094 CO ISSUED 146,259 09/01/2005									
NEIGHBORHOOD/LOC 5005.00																				E15749 ELEC OTHER 1,800 09/01/2005									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				M10325 TANKS/BLRS 0 09/01/2005									
BAS 2,006 100 2,006 186,094																				P10033 OTHER 0 09/01/2005									
FGR 405 55 223 20,688																				R08249 REPAIR/RRF 8,000 09/01/2005									
FOP 60 30 18 1,669																													
USP 180 30 54 5,009																													
TOTALS 2,651 2,301 213,461																				SALES DATA									
EXTRA FEATURES 76455 LONG LEAF LOOP, YULEE																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
																				1944/0358 10/17/2014 WD U I 11 100									
																				GRANTOR: WATSON WILLIAM R & AL									
																				GRANTEE: PERCIVAL RICHARD T									
																				1942/1289 10/17/2014 WD Q I 01 159,900									
																				GRANTOR: WATSON WILLIAM R & AL									
																				GRANTEE: PERCIVAL RICHARD T									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2006] W22 USP=[YR=2007] N10 W18 S10 E18\$ W18 S38									
																				FGR=[YR=2006] S20 E19 FOP=[YR=2006] S5 E6 N11 W5 S6 W1 \$ E1									
																				N17 L3 U3 W6 N3 W3 S3 W8\$ E8 N3 E3 S3 E6 D3 R3 S11 E5 S14									
																				E15 N66\$.									
LAND DESCRIPTION										TOTAL OB/XF 3,167																			
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 01/06/2023 BY KWA										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 08/06/2024 BY SYS									