

LOT 95
TIMBER CREEK PLANTATION #1
PB 6/394

LUCAS NATHAN R & MEREDITH A
76337 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,855	100	1,855	172,783
FGR	399	55	219	20,399
FOP	36	30	11	1,025
USP	200	30	60	5,588
TOTALS	2,490		2,145	199,795

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	641.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,145	104.8600	99.62	213,685	2005	2010	0	0	0	6.50	93.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1855 HX Base Yr 2023													
76337 LONG LEAF LOOP, YULEE													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			199,795
TOTAL MARKET OB/XF VALUE			2,867
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			257,662
SOH/AGL Deduction			1,477
ASSESSED VALUE			256,185
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			206,185
TOTAL JUST VALUE			257,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006365	REPAIR/RRF	12,409	07/01/2019
R07482	REPAIR/RRF	8,000	04/01/2005
B15026	NEW CONSTR	138,551	04/01/2005
E14736	ELEC OTHER	1,500	04/01/2005
M09574	OTHER	0	04/01/2005
P09314	OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0214	11/30/2020	WD	Q	I	01	200,000
GRANTOR: JABBUSCH KEITH J & KE						
GRANTEE: LUCAS NATHAN R & ME						
1620/1904	4/23/2009	QC	U	I	11	70,000
GRANTOR: JABBUSCH KEITH J						
GRANTEE: JABBUSCH KEITH J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 USP=[YR=2006] N10 W20 S10 E20\$ W26 S37 FGR=[YR=2005] S21 E19 N5 FOP=[YR=2005] E6 N6 W6 S6\$ N16 W19\$ E19 S10 E6 S11 E15 N58\$.									