

ELERBY SHUNNE E & VANESSA RENE
76263 LONG LEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
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 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame Stories	02	WOOD FRAME 100			
Units		2. 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	1,380	100	1,380	116,890	
FGR	380	55	209	17,703	
FOP	18	30	5	423	
FUS	1,662	100	1,662	140,776	
USP	180	30	54	4,574	
TOTALS	3,620		3,310	280,366	
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 0 649.00 SF 5.20 5.20 100 2005 2005 3 86 2,902	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,310	97.9800	93.08	308,095	2005	2005	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2015 Heated Area: 3042 HX Base Yr 2015											

USP
2006

BAS
2005

FGR
2005

FOP
2605

FUS
2005

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		280,366
TOTAL MARKET OB/XF VALUE		2,902
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,268
SOH/AGL Deduction		120,843
ASSESSED VALUE		217,425
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		167,425
TOTAL JUST VALUE		338,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,759

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
21014405	7/11/2014	WD	Q	I	01	215,000

GRANTOR: KOTOPKA HOLLY JEANINE

GRANTEE: ELERBY SHUNNE ELTON

1357/0991 10/10/2005 WD Q I 225,500

GRANTOR: MARONDA HOMES INC

GRANTEE: WALL JOSHUA S & HOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 USP=[YR=2006] N10 W18 S10 E18\$ W28 S24 FGR=[YR=2005] S20 E19 N20 W19\$ E19 S20 FOP=[YR=2005] S2 E9 N2 W9\$ E21 N44\$ PTR=E15 FUS=[YR=2005] E40 S44 W13 N17 W4 S7 W3 S10 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 02/01/2022 BY KBA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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