LOT 108
TIMBER CREEK PLANTATION #1
PB 6/394

**MURDAUGH INDIA L L/E/**
76219 LONG LEAF LOOP
YULEE, FL 32097

**2024**

**11-2N-26-2050-0108-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

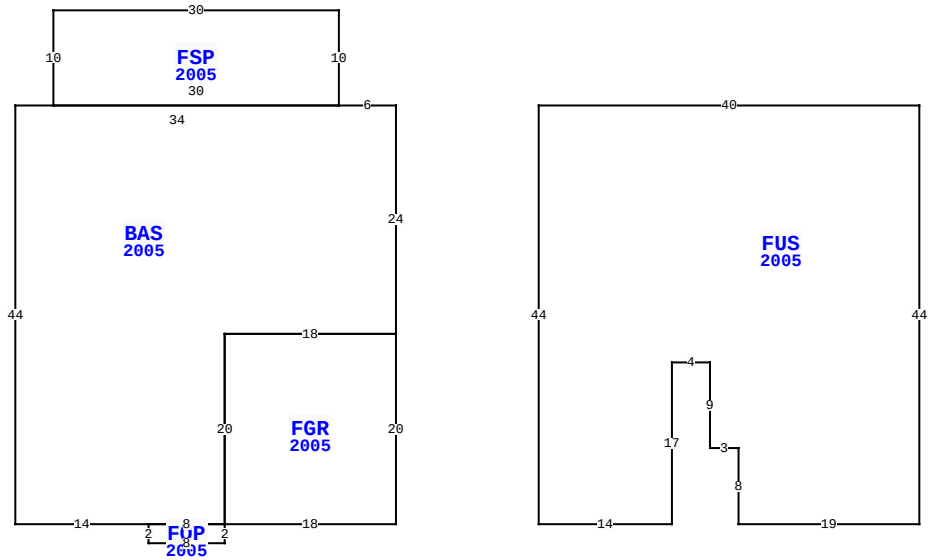
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 1,400 | 100 | 1,400 | 117,476 |
| FGR | 360 | 55 | 198 | 16,615 |
| FOP | 16 | 30 | 5 | 420 |
| FSP | 300 | 40 | 120 | 10,069 |
| FUS | 1,668 | 100 | 1,668 | 139,963 |
| TOTALS | 3,744 | | 3,391 | 284,542 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,391 | 97.0600 | 92.21 | 312,684 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 100% - 2006 Heated Area: 3068 HX Base Yr 2006




76219 LONG LEAF LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 284,542 |
| TOTAL MARKET OB/XF VALUE | | 27,067 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 366,609 |
| SOH/AGL Deduction | | 147,990 |
| ASSESSED VALUE | | 218,619 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 163,619 |
| TOTAL JUST VALUE | | 366,609 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 355,752 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B22711 | SCREEN ENCLOSURE | 4,000 | 07/01/2009 |
| B22614 | SWIM POOL | 25,000 | 06/01/2009 |
| R0507108 | REPAIR/RRF | 8,000 | 02/01/2005 |
| E0514223 | ELEC OTHER | 2,000 | 02/01/2005 |
| M0509167 | MECH OTHER | 0 | 02/01/2005 |
| P0508932 | OTHER | 0 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2681/511 | 11/27/2023 | LE | U | I | 11 | 100 |
| GRANTOR: MURDAUGH INDIA L | | | | | | |
| GRANTEE: MURDAUGH MILLER | | | | | | |
| 1330/0972 | 7/05/2005 | WD | Q | I | | 210,300 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: MURDAUGH RICHARD A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W6 FSP=[YR=2005] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2005] S2 E8 N2 W8$ E8 FGR=[YR=2005] E18 N20 W18 S20$ N20 E18 N24$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N8 W3 N9 W4 S17 W14 N44$ 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 | 592.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 2,647 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 312.00 | SF | 85.00 | 85.00 | 100 | 2009 | 2009 | 3 | 56 | 14,851 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 546.00 | SF | 7.25 | 7.25 | 100 | 2009 | 2009 | 3 | 90 | 3,563 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 26 | 33 | 858.00 | SF | 17.50 | 17.50 | 100 | 2009 | 2009 | 3 | 40 | 6,006 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,067

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 08/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS