LOT 113
IN OR 2035/724
TIMBER CREEK PLANTATION #1

MONROE JACK K/GREENE ANGIE (H&W)
76173 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0113-0000

BUILDING CHARACTERISTICS

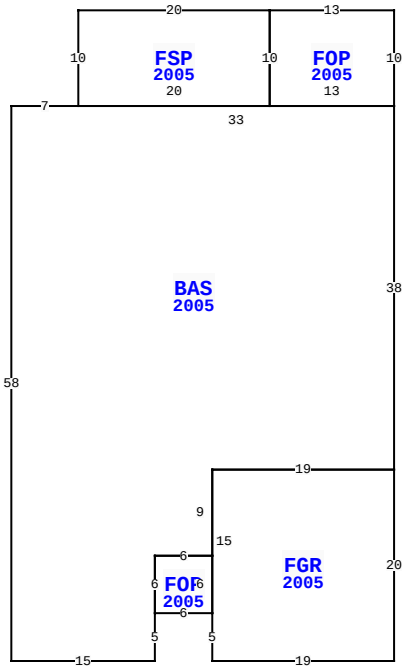
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,874	100	1,874	174,553
FGR	380	55	209	19,468
FOP	36	30	11	1,025
FOP	130	30	39	3,632
FSP	200	40	80	7,452
TOTALS	2,620		2,213	206,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	104.8600	99.62	220,459	2005	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1874 HX Base Yr 2017



76173 LONG LEAF LOOP, YULEE

BLD DATE	05/11/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,129
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		264,309
SOH/AGL Deduction		95,535
ASSESSED VALUE		168,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,774
TOTAL JUST VALUE		264,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000605	REPAIR/RRF	8,975	01/01/2018
B14005	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/0724	3/21/2016	WD	Q	I	01	174,900
GRANTOR: PREMIER SOUTH PROPERT						
GRANTEE: MONROE JACK K & ANG						
2033/0210	3/10/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PREMIER SOUTH PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W13 FSP=[YR=2005] W20 S10 BAS=[YR=2005] W7 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 E19 N38 W33 $ E20 N10$ S10 E13 N10$.

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	711.00	SF	5.20	5.20	100	2005	2005	3	86	3,180	

LAND DESCRIPTION

TOTAL OB/XF 3,180

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	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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS