

LOT 131
IN OR 1326/1564
TIMBER CREEK PLANTATION #1

VILLATORO HECTOR S & AIDA M
76146 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	3	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	1,120	100	1,120	99,039
FGR	441	55	243	21,488
FOP	21	30	6	530
FUS	1,126	100	1,126	99,569
USP	180	30	54	4,775
TOTALS	2,888		2,549	225,400

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0			680.00	SF	5.20

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	

1 SINGLE FAM - 100% - 2008

Heated Area: 2246

HX Base Yr 2008

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF											
2,970											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	225,400		
TOTAL MARKET OB/XF VALUE	2,970		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	283,370		
SOH/AGL Deduction	119,059		
ASSESSED VALUE	164,311		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	114,311		
TOTAL JUST VALUE	283,370		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	273,657		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1326/1564	6/17/2005	WD	Q	I		208,000	
GRANTOR: BRUNZ MELISSA H							
GRANTEE: VILLATORO HECTOR S							
1290/0358	1/24/2005	WD	U	I	21	153,300	
GRANTOR: MARONDA HOMES INC							
GRANTEE: BRUNZ MELISSA H							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W17 USP=[YR=2005] N10 W18 S10 E18\$ W23 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2004] S18 E21 N21 W21 S3\$ N3 W7\$ E28 N28\$ PTR=E20 FUS=[YR=2004] E40 S30 W21 N14 W4 S8 W3 S6 W12 N30\$ W20\$.											