LOT 132
IN OR 1567/1313
TIMBER CREEK PLANTATION #1

POPOVIC NENAD & DESIREE
76158 LONGLEAF LOOP
YULEE, FL 32097

**2024**

**11-2N-26-2050-0132-0000**

## 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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

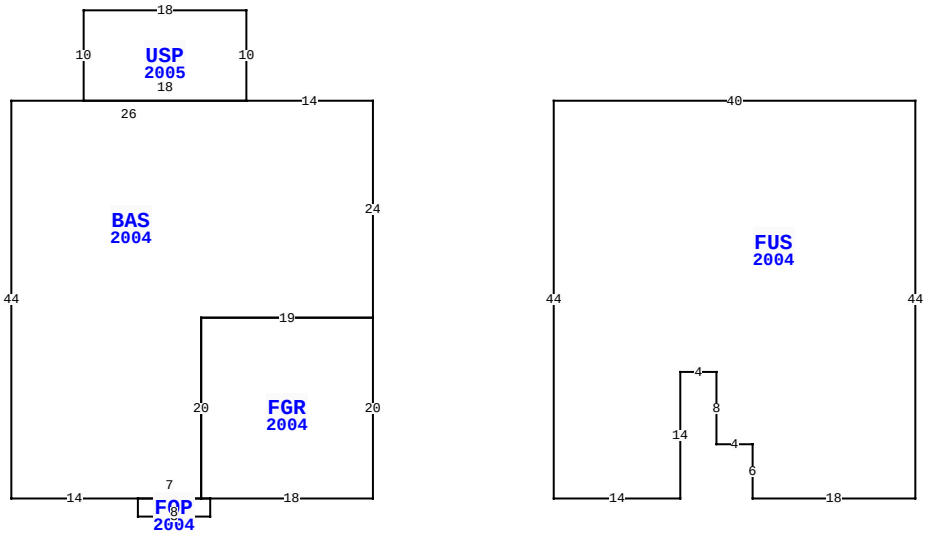
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,380 | 100 | 1,380 | 118,433 |
| FGR | 380 | 55 | 209 | 17,936 |
| FOP | 16 | 30 | 5 | 429 |
| FUS | 1,680 | 100 | 1,680 | 144,179 |
| USP | 180 | 30 | 54 | 4,635 |
| TOTALS | 3,636 | | 3,328 | 285,613 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,328 | 99.8200 | 94.83 | 315,594 | 2004 | 2004 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM – 100% - 2015 Heated Area: 3060 HX Base Yr 2015




76158 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 | | 285,613 |
| TOTAL MARKET OB/XF VALUE | | 2,918 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 343,531 |
| SOH/AGL Deduction | | 121,058 |
| ASSESSED VALUE | | 222,473 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 172,473 |
| TOTAL JUST VALUE | | 343,531 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,823 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413124 | BLDG | 211,690 | 06/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1567/1313 | 5/22/2008 | WD | U | I | 05 | 200,000 |
| GRANTOR: CITIMORTGAGE INC | | | | | | |
| GRANTEE: POPOVIC NENAD & DES | | | | | | |
| 1532/0599 | 10/25/2007 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIMORTGAGE INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W18 S10 E18$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 FGR=[YR=2004] E18 N20 W19 S20 E1$ W8$ E7 N20 E19 N24$ PTR=E20 FUS=[YR=2004] E40 S44 W18 N6 W4 N8 W4 S14 W14 N44$ W20$ .

## 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 | 668.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 2,918 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,918

| 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 | 000134 | C | SFR POND | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS