

PORTILLO MARVIN W & YANIRA M
76324 LONG LEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0145-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION016WD FR STUC 50Exterior Wall17CB STUCCO 50Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 80Interior Floo08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4 100Bathrooms3 100Frame Stories UnitsOccupancy00WOOD FRAME 1002. 1000 100NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA05NEIGHBORHOOD/LOC5005.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,3641001,364115,535FGR3965521818,465FOP16305423FUS1,6611001,661140,691USP18030544,574TOTALS3,6173,302279,688EXTRA FEATURES76324 LONG LEAF LOOP, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEB ECON FNCT NORM % COND0100013,30297.980093.08307,350200520050009.0091.001 SINGLE FAM - 100% - 2006Heated Area: 3025HX Base Yr 2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARDTax Group: 4Tax Dist:BUILDMARKETVALUE279,688TOTALMARKETOBFXVALUE2,987TOTALLANDVALUE-MARKET55,000TOTALMARKETVALUE337,675SOH/AGLDeduction142,395ASSESSEDVALUE195,280TOTALEXEMPTIONVALUEHX HB50,000BASE TAXABLE VALUE145,280TOTAL JUST VALUE337,675NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE325,198

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE1359/019010/17/2005WDDQI19221,900GRANTOR:MARONDA HOMES INCGRANTEE:PORTILLO MARVIN W &1283/133212/23/2004WDDUV19119,600GRANTOR:TIMBER CREEK LLCGRANTEE:MARONDA HOMES INC

Building Notes

BUILDING DIMENSIONS

BAS=[YR=2005] W14 USP=[YR=2006] N10 W18 S10 E18\$ W26 S44 E14 FOP=[YR=2005] S2 E8 N2 W8\$ E8 FGR=[YR=2005] E18 N22 W18 S22\$ N22 E18 N22\$ PTR=E15 FUS=[YR=2005] E40 S44 W18 N9 W3 N9 W4 S18 W15 N44\$ W15\$.

Land Description

LUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UNITUNITDPHT% TOT UNITADJ LANDOTHERYEAR DENSITYDECLFRZYR CONSRVCODEDESCRIPTIONCAPRDLOCZONESFRONTDEPTHLNDUTYSTYPETTFACTCONDADJPRIPRICEVALUEADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

C SFR POND 1000003 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