LOT 150
IN OR 1380/654
TIMBER CREEK PLANTATION #1

SMITH-JOHNSON ULENA C
76418 LONG LEAF LOOP
YULEE, FL 32097

**2024**

**11-2N-26-2050-0150-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

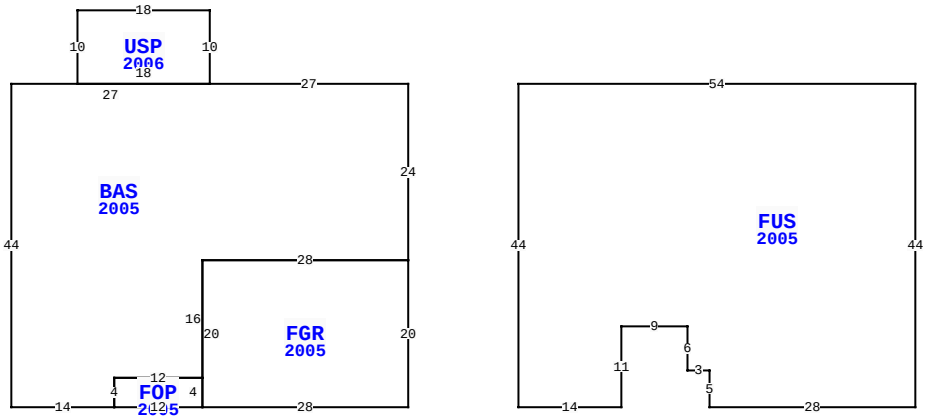
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 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 | 1,768 | 100 | 1,768 | 145,941 |
| FGR | 560 | 55 | 308 | 25,424 |
| FOP | 48 | 30 | 14 | 1,156 |
| FUS | 2,262 | 100 | 2,262 | 186,719 |
| USP | 180 | 30 | 54 | 4,457 |
| TOTALS | 4,818 | | 4,406 | 363,698 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,406 | 95.4800 | 90.71 | 399,668 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 4030 HX Base Yr 2024




76418 LONG LEAF LOOP, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 363,698 |
| TOTAL MARKET OB/XF VALUE | | 3,677 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 422,375 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 422,375 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 372,375 |
| TOTAL JUST VALUE | | 422,375 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 406,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R0507593 | REPAIR/RRF | 8,000 | 05/01/2005 |
| E0514908 | ELEC OTHER | 2,000 | 05/01/2005 |
| M0509693 | H/AC | 0 | 05/01/2005 |
| B0515171 | NEW CONSTR | 281,452 | 05/01/2005 |
| B0515172 | XFOB | 2,000 | 05/01/2005 |
| P0509409 | OTHER | 0 | 05/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1380/0654 | 1/10/2006 | WD | U | I | 21 | 287,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: JOHNSON PAUL R & UL | | | | | | |
| 1299/1545 | 3/04/2005 | WD | U | V | 19 | 119,600 |
| GRANTOR: TIMBER CREEK LLC | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W27 USP=[YR=2006] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2005] E12 FGR=[YR=2005] E28 N20 W28 S20$ N4 W12 S4$ N4 E12 N16 E28 N24$ PTR=E15 FUS=[YR=2005] E54 S44 W28 N5 W3 N6 W9 S11 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,069.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 3,677 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,677

| 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