LOT 152
IN OR 1395/536
TIMBER CREEK PLANTATION #1

HALL ALBERT R & MARY ANN
76448 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0152-0000

BUILDING CHARACTERISTICS

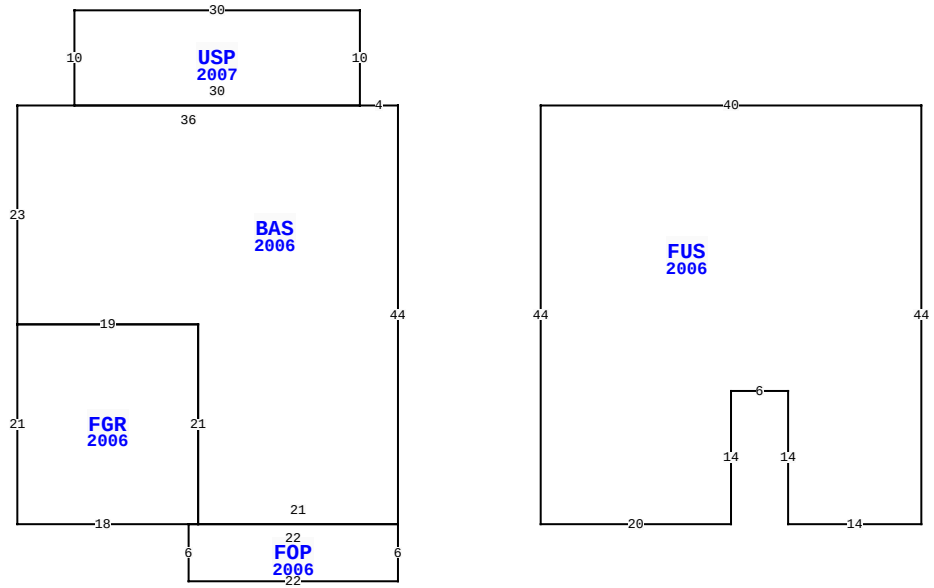
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,361	100	1,361	121,320
FGR	399	55	219	19,522
FOP	132	30	40	3,565
FUS	1,676	100	1,676	149,399
USP	300	30	90	8,023
TOTALS	3,868		3,386	301,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,386	99.8200	94.83	321,094	2006	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2007 Heated Area: 3037 HX Base Yr 2007



76448 LONG LEAF LOOP, YULEE

BLD DATE		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		301,828
TOTAL MARKET OB/XF VALUE		3,330
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		360,158
SOH/AGL Deduction		156,599
ASSESSED VALUE		203,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,559
TOTAL JUST VALUE		360,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009370	REPAIR/RRF	9,100	07/19/2021
B15737	NEW CONSTR	212,850	02/08/2006
E15461	ELEC OTHER	2,000	08/01/2005
M10098	MECH OTHER	0	08/01/2005
R08014	REPAIR/RRF	8,000	08/01/2005
P09784	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0536	3/13/2006	WD	Q	I		260,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: HALL ALBERT R & MAR						
1311/0775	4/21/2005	WD	U	V	19	358,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W30 S10 E30$ W36 S23 FGR=[YR=2006] S21 E18 FOP=[YR=2006] S6 E22 N6 W22$ E1 N21 W19$ E19 S21 E21 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N14 W6 S14 W20 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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2006	2006	3	87	3,330	

LAND DESCRIPTION

TOTAL OB/XF 3,330

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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS