

LOT 155
IN OR 2200/1353
TIMBER CREEK PLANTATION #1

HERNANDEZ LOUIS A
76480 LONGLEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0155-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	145,978
FGR	616	55	339	28,906
FOP	48	30	14	1,194
FUS	2,262	100	2,262	192,875
USP	300	30	90	7,674

TOTALS	4,938		4,417	376,626
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,101.00	SF	4.00
2	0462	ST/AL FNC	0	100	0	0	48.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE	08/18/2020	BY	KB
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,417	95.4800	90.71	400,666	2006	2011	0	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2020 Heated Area: 3974 HX Base Yr 2020												

76480 LONG LEAF LOOP, YULEE					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1, 101.00	SF	4.00	4.00	100	2006	2006	3	87	3, 831			
48.00	SF	10.00	10.00	100	2016	2016	3	81	389			
1.00	UT	300.00	300.00	100	2016	2016	3	90	270			

TOTAL OB/XF												
4,490												

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,626	
TOTAL MARKET OB/XF VALUE		4,490	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		436,116	
SOH/AGL Deduction		113,215	
ASSESSED VALUE		322,901	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		272,901	
TOTAL JUST VALUE		436,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003709	REPAIR/RRF	15,000	05/01/2020
C16104	CO ISSUED	281,452	09/01/2005
E15772	ELEC OTHER	2,000	09/01/2005
M10327	TANKS/BLRS	0	09/01/2005
P10037	OTHER	0	09/01/2005
R08253	REPAIR/RRF	8,000	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1353	6/01/2018	SW	U	I	18	224,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HERNANDEZ LOUIS A						
2113/1761	4/06/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2006] W20 USP=[YR=2006] N10 W30 S10 E30\$ W34 S44 E14 FOP=[YR=2006] E12 FGR=[YR=2006] E28 N22 W28 S22\$ N4 W12 S4\$ N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2006] E54 S44 W28 N5 W3 N6 W9 S11 W14 N44\$ W15\$.						