LOT 157
TIMBER CREEK PLANTATION #1
PB 6/394

SANTIESTEBAN MORGAN & MIGUEL
76542 LONG LEAF LOOP
YULEE, FL 32097

2024

11-2N-26-2050-0157-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

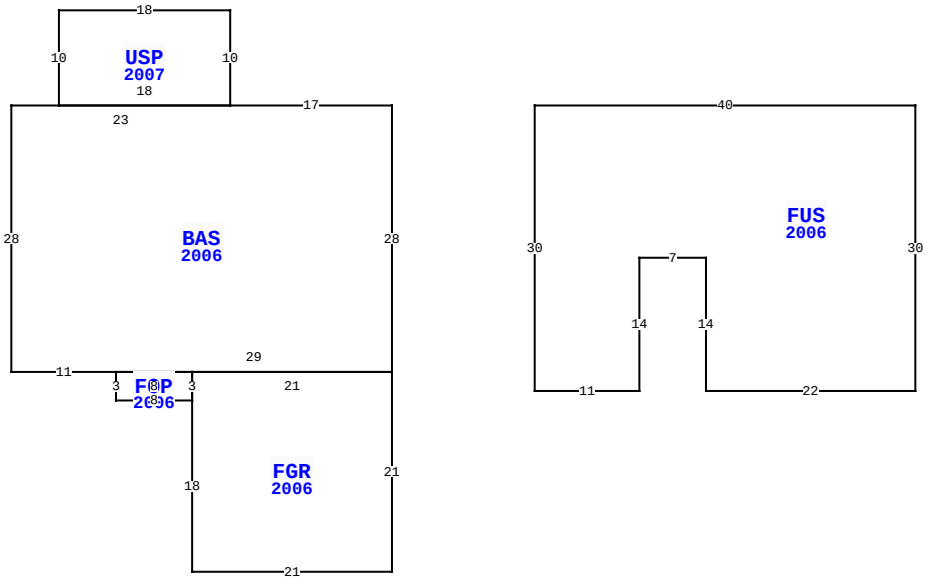
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	104,175
FGR	441	55	243	22,602
FOP	24	30	7	651
FUS	1,102	100	1,102	102,500
USP	180	30	54	5,022
TOTALS	2,867		2,526	234,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	104.1600	98.95	249,948	2006	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2222 HX Base Yr 2023



76542 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		234,951
TOTAL MARKET OB/XF VALUE		6,922
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,873
SOH/AGL Deduction		1,799
ASSESSED VALUE		295,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,074
TOTAL JUST VALUE		296,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004208	REPAIR/RRF	23,000	05/15/2020
C15780	CO ISSUED	161,280	08/01/2005
E15497	ELEC OTHER	2,000	08/01/2005
M10120	MECH OTHER	0	08/01/2005
R08038	REPAIR/RRF	8,000	08/01/2005
B15780	NEW CONSTR	161,280	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0412	6/28/2022	WD	Q	I	02	371,000
GRANTOR: ROBERTS STEPHEN M & Z						
GRANTEE: SANTIESTEBAN MORGAN						
1468/1801	1/02/2007	WD	U	I	21	229,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: ROBERTS STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 USP=[YR=2007] N10 W18 S10 E18$ W23 S28 E11 FOP=[YR=2006] S3 E8 FGR=[YR=2006] S18 E21 N21 W21 S3$ N3 W8$ E29 N28$ PTR=E15 FUS=[YR=2006] E40 S30 W22 N14 W7 S14 W11 N30$ 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	676.00	SF	5.20	5.20	100	2006	2006	3	87	3,058	
2	0462	ST/AL FNC	0	100	0	0	460.00	SF	10.00	10.00	100	2017	2017	3	84	3,864	

LAND DESCRIPTION

TOTAL OB/XF 6,922

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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS