LOT 64
TIMBER CREEK PLANTATION #1
PB 6/394

BEAUMONT DANIEL EDWARD/CASTANEDA EVA JACQUELINE
76579 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

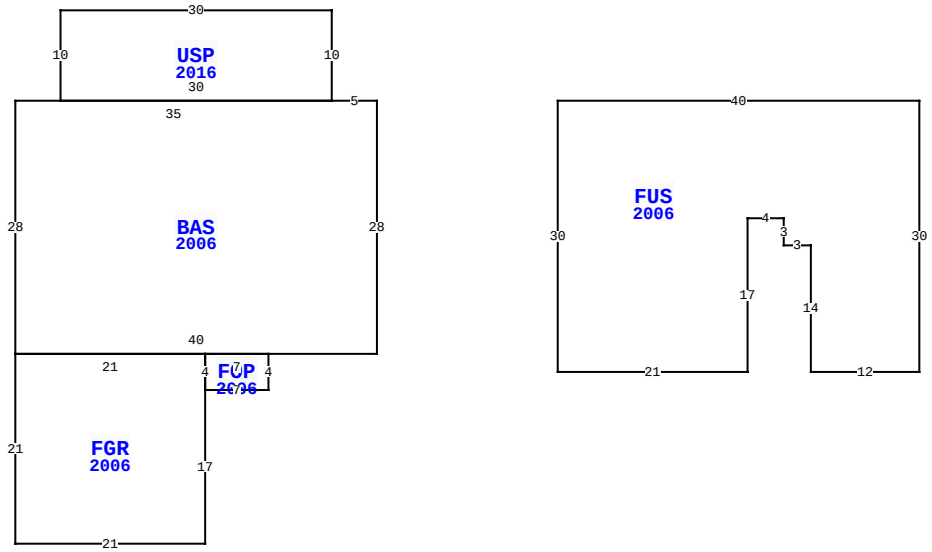
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2006	1,120	106,058
FGR	441	55	2006	243	23,011
FOP	28	30	2006	8	757
FUS	1,090	100	2006	1,090	103,217
USP	300	30	2016	90	8,522
TOTALS	2,979			2,551	241,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,551	104.0640	104.06	265,457	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2210 HX Base Yr 2018



76579 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		241,566
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,562
SOH/AGL Deduction		94,230
ASSESSED VALUE		205,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,610
TOTAL JUST VALUE		299,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16297	CO ISSUED	161,128	10/01/2005
B16297	NEW CONSTR	161,128	10/01/2005
E15936	ELEC OTHER	2,000	10/01/2005
M10471	MECH OTHER	0	10/01/2005
P10139	OTHER	0	10/01/2005
R08384	REPAIR/RRF	8,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/181	2/16/2017	CN	Q	I	01	215,000
GRANTOR: HAYES THOMAS C						
GRANTEE: BEAUMONT DANIEL EDW						
1796/1295	6/04/2012	WD	Q	I	02	135,000
GRANTOR: REED JENNIFER GUTHRIE						
GRANTEE: HAYES THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 USP=[YR=2016] N10 W30 S10 E30$ W35 S28 FGR=[YR=2006] S21 E21 N17 FOP=[YR=2006] E7 N4 W7 S4$ N4 W21$ E40 N28$ PTR=E20 FUS=[YR=2006] E40 S30 W12 N14 W3 N3 W4 S17 W21 N30$ W20$.

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	670.00	SF	5.20	5.20	100	2006	2006	3	86	2,996	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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	000100	C	RES	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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS