LOT 65
IN OR 1620/396
TIMBER CREEK PLANTATION #1

HALE APRIL D
76571 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

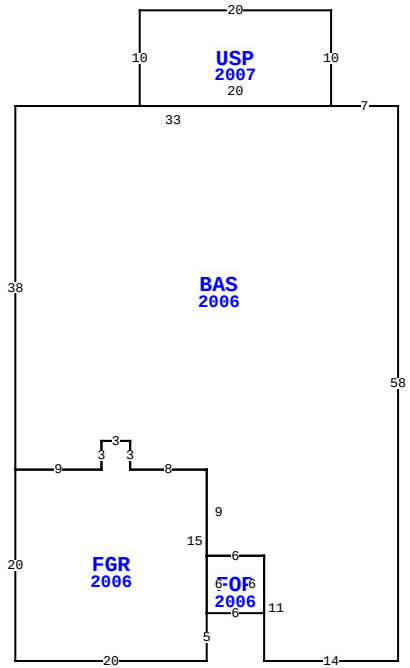
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,845	100	2006	1,845	179,346
FGR	409	55	2006	225	21,872
FOP	36	30	2006	11	1,069
USP	200	30	2007	60	5,832
TOTALS	2,490			2,141	208,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	106.8200	106.82	228,702	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1845 HX Base Yr 2010



76571 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,119
TOTAL MARKET OB/XF VALUE		10,663
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,782
SOH/AGL Deduction		117,940
ASSESSED VALUE		155,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,120
TOTAL JUST VALUE		273,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16284	CO ISSUED	136,551	10/01/2005
B16284	NEW CONSTR	136,551	10/01/2005
E15925	ELEC OTHER	1,800	10/01/2005
M10457	MECH OTHER	0	10/01/2005
P10128	OTHER	0	10/01/2005
R08371	REPAIR/RRF	8,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/0396	3/18/2009	WD	U	I	12	145,000
GRANTOR: CITIBANK N A TRUSTEE						
GRANTEE: HALE APRIL D						
1602/0223	1/22/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIBANK N A TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 USP=[YR=2007] N10 W20 S10 E20$ W33 S38
FGR=[YR=2006] S20 E20 N5 FOP=[YR=2006] E6 N6 W6 S6$ N15 W8 N3
W3 S3 W9$ E9 N3 E3 S3 E8 S9 E6 S11 E14 N58$.

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	622.00	SF	5.20	5.20	100	2006	2006	3	86	2,782	
2	0476	VF 6 SBPL	0	100	0	0	262.00	LF	32.00	32.00	100	2019	2019	3	94	7,881	

LAND DESCRIPTION

TOTAL OB/XF 10,663

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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS