LOT 66
IN OR 2166/1990
TIMBER CREEK PLANTATION #1

KRAUS STEVEN D JR
76559 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0066-0000

NASSAU COUNTY PROPERTY

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

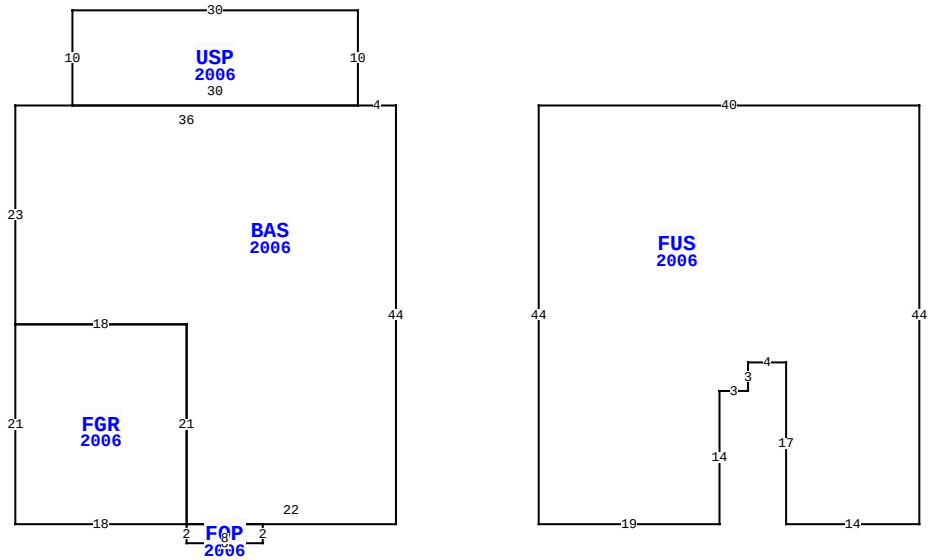
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	2006	1,382	125,535
FGR	378	55	2006	208	18,894
FOP	16	30	2006	5	454
FUS	1,650	100	2006	1,650	149,880
USP	300	30	2006	90	8,175
TOTALS	3,726			3,335	302,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,335	99.8200	99.82	332,900	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3032 HX Base Yr 2018



76559 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		302,939
TOTAL MARKET OB/XF VALUE		3,792
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,731
SOH/AGL Deduction		112,141
ASSESSED VALUE		249,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,868
TOTAL JUST VALUE		361,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15948	CO ISSUED	211,690	08/01/2005
E15468	ELEC OTHER	2,000	08/01/2005
M10245	MECH OTHER	0	08/01/2005
R08163	REPAIR/RRF	8,000	08/01/2005
B15948	NEW CONSTR	211,690	08/01/2005
P09961	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1990	12/28/2017	WD	Q	I	01	242,500
GRANTOR: GOLD MICHELLE E & STU						
GRANTEE: KRAUS STEVEN D JR						
1770/1405	12/20/2011	WD	Q	I	02	165,000
GRANTOR: HARRISON PETER JIM &						
GRANTEE: GOLD MICHELLE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2006] N10 W30 S10 E30$ W36 S23 FGR=[YR=2006] S21 E18 N21 W18$ E18 S21 FOP=[YR=2006] S2 E8 N2 W8$ E22 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N17 W4 S3 W3 S14 W19 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	848.00	SF	5.20	5.20	100	2006	2006	3	86	3,792	

LAND DESCRIPTION

TOTAL OB/XF 3,792

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