LOT 71
IN OR 1602/601
TIMBER CREEK PLANTATION #1

**SCHMELLING WILLIAM A & SHARON**
76509 LONG LEAF LOOP
YULEE, FL 32097

**2025**

**11-2N-26-2050-0071-0000**

## BUILDING CHARACTERISTICS

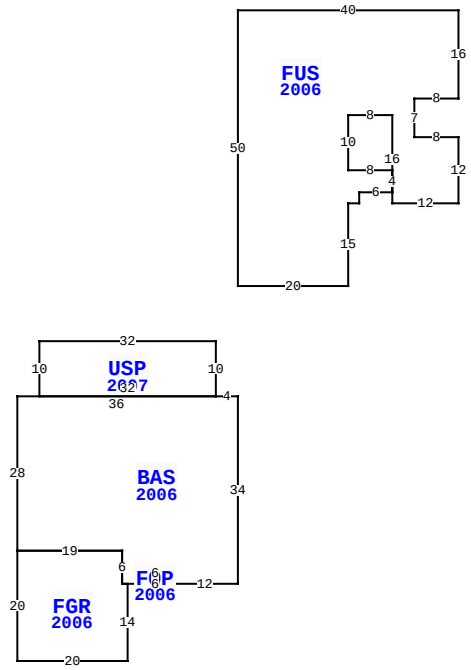
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,234 | 100 | 2006 | 1,234 | 110,025 |
| FGR | 394 | 55 | 2006 | 217 | 19,348 |
| FOP | 12 | 30 | 2006 | 4 | 357 |
| FUS | 1,552 | 100 | 2006 | 1,552 | 138,379 |
| USP | 320 | 30 | 2007 | 96 | 8,559 |
| TOTALS | 3,512 | | | 3,103 | 276,669 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,103 | 97.9800 | 97.98 | 304,032 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2786 HX Base Yr




76509 LONG LEAF LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,669 |
| TOTAL MARKET OB/XF VALUE | | 3,374 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 335,043 |
| SOH/AGL Deduction | | 88,693 |
| ASSESSED VALUE | | 246,350 |
| TOTAL EXEMPTION VALUE | 13 | 246,350 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 335,043 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,743 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16163 | CO ISSUED | 198,935 | 09/01/2005 |
| E15841 | ELEC OTHER | 2,000 | 09/01/2005 |
| M10378 | TANKS/BLRS | 0 | 09/01/2005 |
| P10087 | OTHER | 0 | 09/01/2005 |
| R08296 | REPAIR/RRF | 8,000 | 09/01/2005 |
| B16163 | NEW CONSTR | 198,935 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1602/0601 | 11/10/2008 | WD | U | I | 17 | 190,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: SCHMELLING WILLIAM | | | | | | |
| 1562/0561 | 4/21/2008 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FANNIE MAE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W32 S10 E32$ W36 S28 FGR=[YR=2006] S20 E20 N14 W1 N6 W19$ E19 S6 E3 FOP=[YR=2006] E6 N2 W6 S2$ N2 E6 S2 E12 N34$ PTR=N20 FUS=[YR=2006] N50 E40 S16 W8 S7 E8 S12 W12 N16 W8 S10 E8 S4 W6 S2 W2 S15 W20$ S20$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 20.10 | 20.10 | 100 | 2006 | 2006 | 3 | 24 | 463 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 651.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 2,911 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,374

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS