LOT 72
IN OR 1428/397
TIMBER CREEK PLANTATION #1

ARLINE AGATHA
76499 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

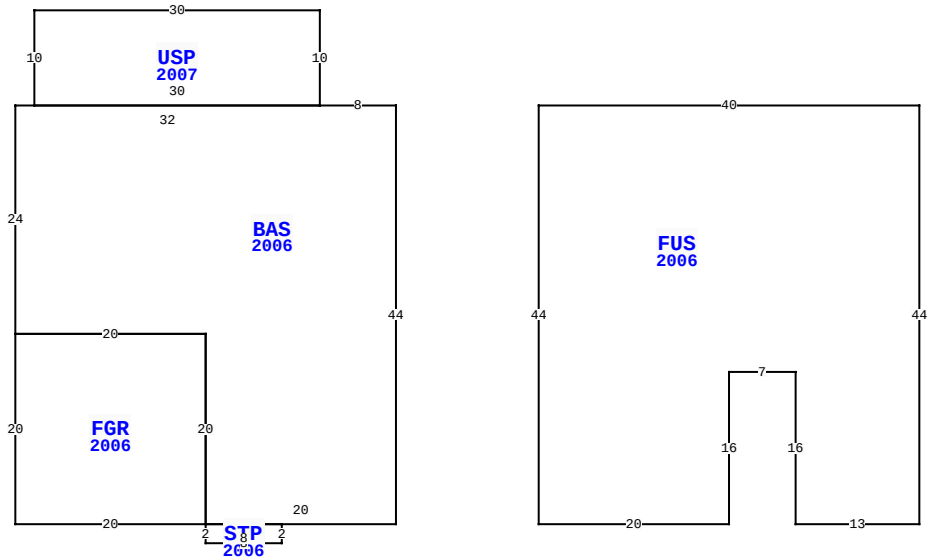
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,360	100	2006	1,360	123,537
FGR	400	55	2006	220	19,984
FUS	1,648	100	2006	1,648	149,698
STP	16	10	2006	2	182
USP	300	30	2007	90	8,175
TOTALS	3,724			3,320	301,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,320	99.8200	99.82	331,402	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2008 Heated Area: 3008 HX Base Yr 2008



76499 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		301,576
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,474
SOH/AGL Deduction		155,263
ASSESSED VALUE		204,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,489
TOTAL JUST VALUE		359,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000746	REPAIR/RRF	21,000	01/22/2021
B15855	NEW CONSTR	212,568	02/27/2006
E15578	ELEC OTHER	2,000	08/01/2005
M10186	MECH OTHER	0	08/01/2005
R08099	REPAIR/RRF	8,000	08/01/2005
P09895	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/0397	7/17/2006	WD	Q	I		264,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: ARLINE AGATHA						
1324/0583	6/09/2005	WD	U	V	19	239,200
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2007] N10 W30 S10 E30$ W32 S24 FGR=[YR=2006] S20 E20 N20 W20$ E20 S20 STP=[YR=2006] S2 E8 N2 W8$ E20 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W13 N16 W7 S16 W20 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	648.00	SF	5.20	5.20	100	2006	2006	3	86	2,898	

LAND DESCRIPTION

TOTAL OB/XF 2,898

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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS