LOT 73
TIMBER CREEK PLANTATION #1
PB 6/394

LUCAS ROBERT H & GINETTE M
76489 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

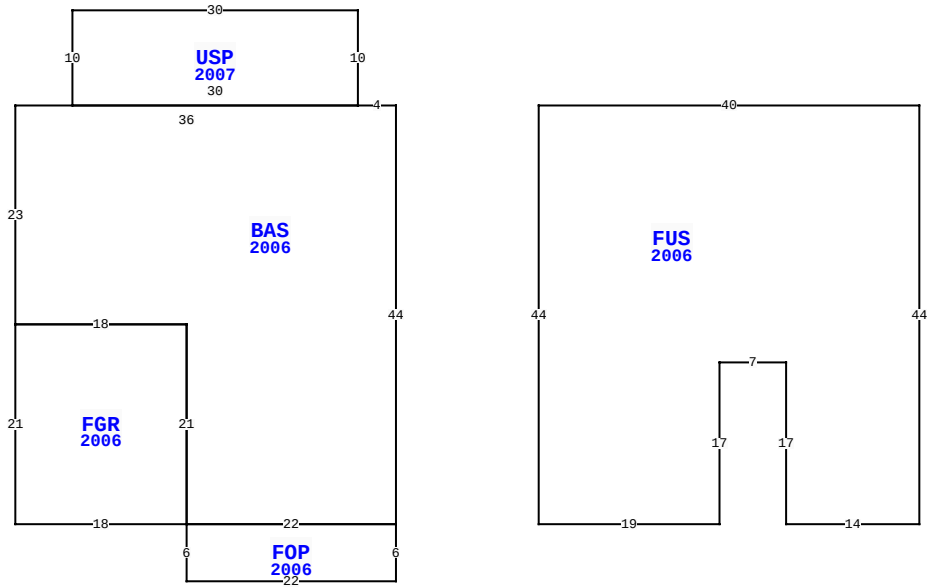
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	111,740
FGR	378	55	2006	208	16,818
FOP	132	30	2006	40	3,234
FUS	1,641	100	2006	1,641	132,682
USP	300	30	2007	90	7,277
TOTALS	3,833			3,361	271,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	3,361	99.8200	99.82	335,495	2006	2006	0	0	10	9.00	81.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3023 HX Base Yr 2025



76489 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		271,751
TOTAL MARKET OB/XF VALUE		10,938
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		337,689
SOH/AGL Deduction		0
ASSESSED VALUE		337,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,967
TOTAL JUST VALUE		337,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005896	REPAIR/RRF	12,000	07/08/2020
C15800	CO ISSUED	212,850	08/01/2005
E15510	ELEC OTHER	2,000	08/01/2005
M10135	MECH OTHER	0	08/01/2005
R08053	REPAIR/RRF	8,000	08/01/2005
B15800	NEW CONSTR	212,850	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1355	3/01/2024	WD	Q	I	01	385,000
GRANTOR: ROWLEY CODY & VICTORI						
GRANTEE: LUCAS ROBERT H & GI						
2297/0312	8/09/2019	WD	Q	I	01	257,500
GRANTOR: WELLER JEFFREY						
GRANTEE: ROWLEY CODY & VICTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W30 S10 E30$ W36 S23 FGR=[YR=2006] S21 E18 N21 W18$ E18 S21 FOP=[YR=2006] S6 E22 N6 W22$ E22 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N17 W7 S17 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	840.00	SF	5.20	5.20	100	2006	2006	3	86	3,756	
2	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2017	2017	3	90	6,912	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 10,938

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