LOT 75
IN OR 1410/251
TIMBER CREEK PLANTATION #1

MILLER ROBERT M
76479 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

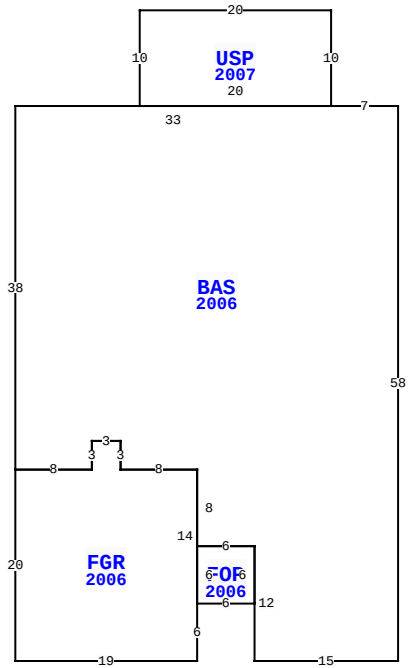
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,859	100	2006	1,859	177,391
FGR	389	55	2006	214	20,420
FOP	36	30	2006	11	1,049
USP	200	30	2007	60	5,726
TOTALS	2,484			2,144	204,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	104.8600	104.86	224,820	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1859 HX Base Yr 2007



76479 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,586
TOTAL MARKET OB/XF VALUE		3,408
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,994
SOH/AGL Deduction		113,197
ASSESSED VALUE		149,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,075
TOTAL JUST VALUE		262,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004075	REPAIR/RRF	15,200	05/13/2020
B16371	ADDITION	2,000	10/01/2005
C15682	CO ISSUED	136,551	07/01/2005
E15401	ELEC OTHER	1,800	07/01/2005
R07964	REPAIR/RRF	8,000	07/01/2005
B15682	NEW CONSTR	136,551	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0251	5/05/2006	WD	Q	I		206,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: MILLER ROBERT M						
1322/1707	6/06/2005	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 USP=[YR=2007] N10 W20 S10 E20$ W33 S38
FGR=[YR=2006] S20 E19 N6 FOP=[YR=2006] E6 N6 W6 S6$ N14 W8 N3 W3 S3 W8$ E8 N3 E3 S3 E8 S8 E6 S12 E15 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	762.00	SF	5.20	5.20	100	2006	2006	3	86	3,408	

LAND DESCRIPTION

TOTAL OB/XF 3,408

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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS