LOT 76
IN OR 1630/397
TIMBER CREEK PLANTATION #1

ROSE PERRY L & GINGER M
76475 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

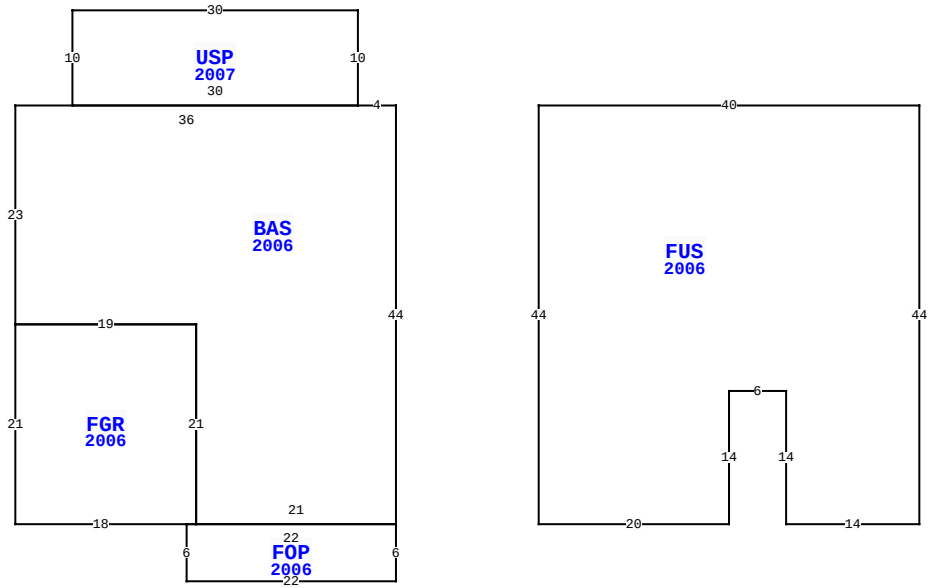
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,361	100	2006	1,361	123,628
FGR	399	55	2006	219	19,894
FOP	132	30	2006	40	3,634
FUS	1,676	100	2006	1,676	152,241
USP	300	30	2007	90	8,175
TOTALS	3,868			3,386	307,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,386	99.8200	99.82	337,991	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2010 Heated Area: 3037 HX Base Yr 2010



76475 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		307,572
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		366,042
SOH/AGL Deduction		158,051
ASSESSED VALUE		207,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,269
TOTAL JUST VALUE		366,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003631	REPAIR/RRF	9,980	04/29/2020
B15649	NEW CONSTR	212,850	02/16/2006
B16385	ADDITION	3,000	10/01/2005
E15384	ELEC OTHER	2,000	07/01/2005
R07938	REPAIR/RRF	8,000	07/01/2005
M10038	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/0397	7/10/2009	WD	Q	I	01	235,000
GRANTOR: O'QUINN JOHNNY B & RE						
GRANTEE: ROSE PERRY L & GING						
1417/1694	6/07/2006	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: O'QUINN JOHNNY B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 USP=[YR=2007] N10 W30 S10 E30$ W36 S23 FGR=[YR=2006] S21 E18 FOP=[YR=2006] S6 E22 N6 W22$ E1 N21 W19$ E19 S21 E21 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N14 W6 S14 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	776.00	SF	5.20	5.20	100	2006	2006	3	86	3,470	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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