LOT 82
IN OR 2022/667
TIMBER CREEK PLANTATION #1

DELGADO ANGEL FELIPE/VELAZQUEZ TAHIRI HERNANDEZ
76427 LONGLEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0082-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

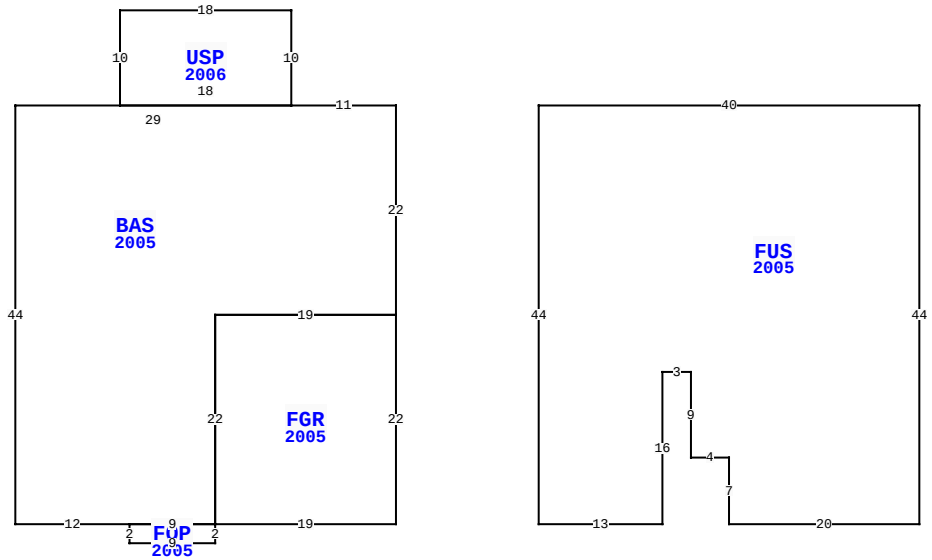
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	2005	1,342	118,998
FGR	418	55	2005	230	20,394
FOP	18	30	2005	5	443
FUS	1,684	100	2005	1,684	149,323
USP	180	30	2006	54	4,788
TOTALS	3,642			3,315	293,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,315	97.9800	97.98	324,804	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3026 HX Base Yr



76427 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		293,948
TOTAL MARKET OB/XF VALUE		3,040
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,988
SOH/AGL Deduction		6,071
ASSESSED VALUE		345,917
TOTAL EXEMPTION VALUE	13	345,917
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		351,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516098	ADDITION	2,000	06/01/2005
R0507724	REPAIR/RRF	8,000	06/01/2005
M0509864	H/AC	0	06/01/2005
E0515126	ELEC OTHER	2,000	06/01/2005
P0509579	OTHER	0	06/01/2005
B0515356	NEW CONSTR	212,548	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0667	1/05/2016	WD	Q	I	01	245,000
GRANTOR: TAYLOR DWAYNE L & DEB						
GRANTEE: DELGADO ANGEL FELIP						
1380/0724	1/10/2006	WD	U	I	21	232,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: TAYLOR DWAYNE L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 USP=[YR=2006] N10 W18 S10 E18$ W29 S44 E12 FOP=[YR=2005] S2 E9 N2 W9$ E9 FGR=[YR=2005] E19 N22 W19 S22$ N22 E19 N22$ PTR= E15 FUS=[YR=2005] E40 S44 W20 N7 W4 N9 W3 S16 W13 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	696.00	SF	5.20	5.20	100	2005	2005	3	84	3,040	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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