LOT 83
IN OR 1989/1749
TIMBER CREEK PLANTATION #1

CAMPBELL CAVONTE M & MELISA R
76417 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0083-0000

BUILDING CHARACTERISTICS

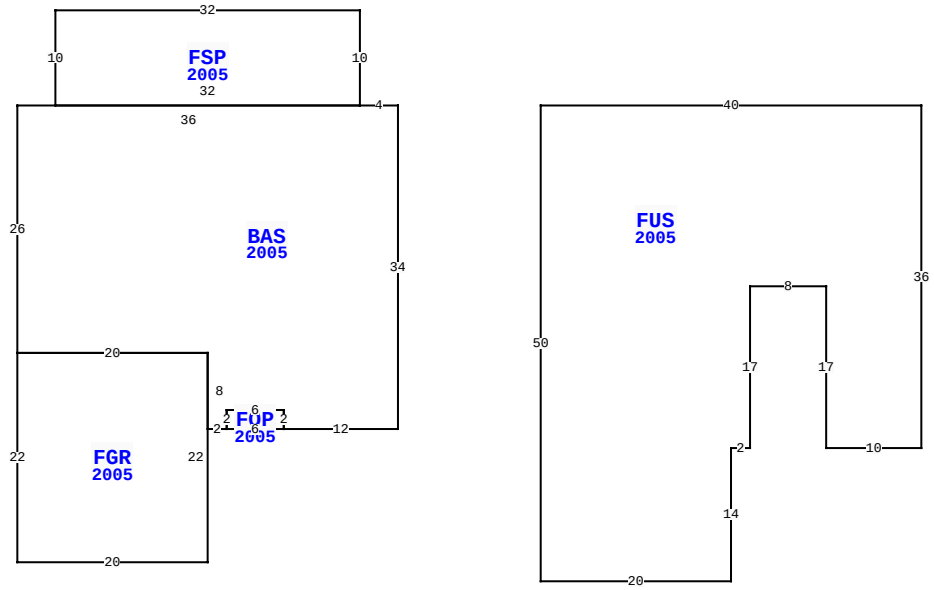
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,188	100	2005	1,188	112,760
FGR	440	55	2005	242	22,970
FOP	12	30	2005	4	380
FSP	320	40	2005	128	12,150
FUS	1,584	100	2005	1,584	150,348
TOTALS	3,544			3,146	298,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,146	104.8800	104.88	329,952	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2772 HX Base Yr



76417 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,607
TOTAL MARKET OB/XF VALUE		2,944
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,551
SOH/AGL Deduction		12,455
ASSESSED VALUE		344,096
TOTAL EXEMPTION VALUE	13	344,096
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		356,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005872	REPAIR/RRF	8,400	07/01/2019
R0507725	REPAIR/RRF	8,000	06/01/2005
M0509865	H/AC	0	06/01/2005
E0515127	ELEC OTHER	2,000	06/01/2005
P0509580	OTHER	0	06/01/2005
B0515357	NEW CONSTR	198,935	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1749	7/03/2015	WD	Q	I	01	212,000
GRANTOR: RADA PAUL J & ANTHONY						
GRANTEE: CAMPBELL CAVONTE M						
1428/0445	7/17/2006	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: RADA PAUL J & ANTHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W32 S10 E32$ W36 S26 FGR=[YR=2005] S22 E20 N22 W20$ E20 S8 E2 FOP=[YR=2005] E6 N2 W6 S2$ N2 E6 S2 E12 N34$ PTR=E15 FUS=[YR=2005] E40 S36 W10 N17 W8 S17 W2 S14 W20 N50$ 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	674.00	SF	5.20	5.20	100	2005	2005	3	84	2,944	

LAND DESCRIPTION

TOTAL OB/XF 2,944

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		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