LOT 85
TIMBER CREEK PLANTATION #1
PB 6/394

KING SANDRA DENICE/KING JAELYN DE-JUAN
76401 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

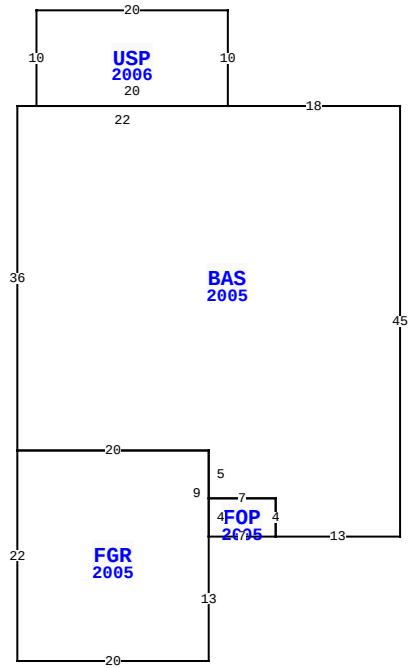
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,592	100	2005	1,592	158,844
FGR	440	55	2005	242	24,146
FOP	28	30	2005	8	798
USP	200	30	2006	60	5,987
TOTALS	2,260			1,902	189,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	110.2500	110.25	209,696	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1592 HX Base Yr 2025



76401 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		189,775
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,505
SOH/AGL Deduction		0
ASSESSED VALUE		248,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,783
TOTAL JUST VALUE		248,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007846	REPAIR/RRF	0	08/27/2020
B15660	ADDITION	2,000	07/01/2005
R0507685	REPAIR/RRF	8,000	05/01/2005
E0515066	ELEC OTHER	1,800	05/01/2005
M0509811	H/AC	0	05/01/2005
B0515305	NEW CONSTR	121,502	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/698	9/18/2024	WD	Q	I	01	308,000
GRANTOR: SEAGRAVES THOMAS L JR						
GRANTEE: KING SANDRA DENICE						
1489/1366	4/03/2007	WD	Q	I		214,000
GRANTOR: WILSON GLENN D & SHIR						
GRANTEE: SEAGRAVES THOMAS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2006] N10 W20 S10 E20$ W22S36
FGR=[YR=2005] S22 E20 N13 FOP2005 = E7 N4 W7 S4$ N9 W20$ E20
S5 E7 S4 E13 N45$.

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	854.00	SF	5.20	5.20	100	2005	2005	3	84	3,730	

LAND DESCRIPTION

TOTAL OB/XF 3,730

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