LOT 88
TIMBER CREEK PLANTATION #1
PB 6/394

SHUSTER AMY K L/E/
76389 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

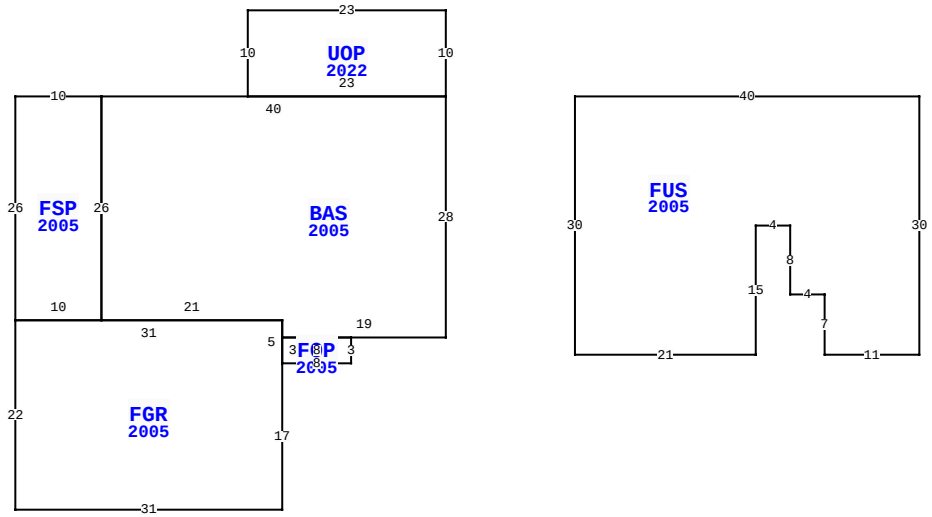
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,078	100	2005	1,078	101,617
FGR	682	55	2005	375	35,349
FOP	24	30	2005	7	660
FSP	260	40	2005	104	9,804
FUS	1,112	100	2005	1,112	104,823
UOP	230	20	2022	46	4,336
TOTALS	3,386			2,722	256,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	104.1600	104.16	283,524	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2007 Heated Area: 2190 HX Base Yr 2007



76389 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,589
TOTAL MARKET OB/XF VALUE		107,396
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,985
SOH/AGL Deduction		131,010
ASSESSED VALUE		287,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,253
TOTAL JUST VALUE		418,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006578	ADDITION	58,383	04/27/2022
22001856	SWIM POOL	110,000	02/02/2022
17007726	REPAIR/RRF	10,000	12/01/2017
B15659	ADDITION	2,000	07/01/2005
R0507613	REPAIR/RRF	8,000	05/01/2005
E0514941	ELEC OTHER	2,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1486	3/03/2021	QC	U	I	11	100
GRANTOR: SHUSTER AMY K						
GRANTEE: TERRELL MEGAN K & E						
2059/0338	7/19/2016	QC	U	I	11	100
GRANTOR: SHUSTER BRIAN WARD						
GRANTEE: SHUSTER AMY KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N10 W23 S10 E23$ BAS=[YR=2005] W40
FSP=[YR=2005] W10 S26 FGR=[YR=2005] S22 E31 N17 FOP=[YR=2005]
E8 N3 W8 S3$ N5 W31$ E10 N26$ S26 E21 S2 E19 N28$ PTR=E15
FUS=[YR=2005] E40 S30 W11 N7 W4 N8 W4 S15 W21 N30$ 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	1,552.00	SF	5.20	5.20	100	2005	2005	3	84	6,779	
2	0911	SCRN RM A	0	100	0	0	1,820.00	SF	17.50	17.50	100	2022	2022	3	93	29,621	
3	0861	POOL GUNIT	0	100	0	0	618.00	SF	85.00	85.00	100	2022	2022	3	95	49,904	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
5	0857	SANDSTONE/	0	100	0	0	1,202.00	SF	16.00	16.00	100	2022	2022	3	100	19,232	

LAND DESCRIPTION

TOTAL OB/XF 107,396

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 01/06/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS