LOT 91
IN OR 1380/606
TIMBER CREEK PLANTATION #1

MEDINA OSVALDO J & IVONNE T
76375 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

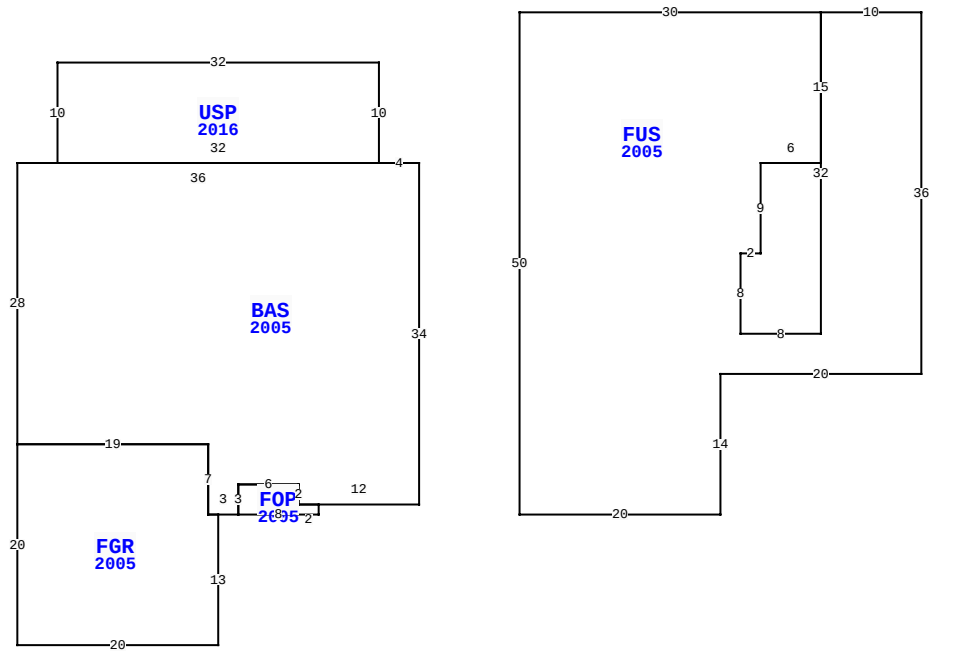
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,237	100	2005	1,237	109,687
FGR	393	55	2005	216	19,153
FOP	20	30	2005	6	532
FUS	1,602	100	2005	1,602	142,052
USP	320	30	2016	96	8,512
TOTALS	3,572			3,157	279,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,157	97.9800	97.98	309,323	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2839 HX Base Yr 2006



76375 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		279,937
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,305
SOH/AGL Deduction		151,558
ASSESSED VALUE		187,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,025
TOTAL JUST VALUE		339,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15658	ADDITION	3,200	07/01/2005
R0507629	REPAIR/RRF	8,000	05/01/2005
E0515005	ELEC OTHER	2,000	05/01/2005
M0509756	H/AC	0	05/01/2005
B0515226	NEW CONSTR	198,975	05/01/2005
P0509456	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0606	1/10/2006	WD	U	I	21	243,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: MEDINA OSVALDO J &						
1311/0776	4/21/2005	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2016] N10 W32 S10 E32$ W36 S28 FGR=[YR=2005] S20 E20 N13 W1 N7 W19$ E19 S7 E3 FOP=[YR=2005] E8 N1 W2 N2 W6 S3$ N3 E6 S2 E12 N34$PTR= E40 FUS=[YR=2005] N15 W30 S50 E20 N14 E20 N36 W10 S32 W8 N8 E2 N9 E6 $ W40$.

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	656.00	SF	5.20	5.20	100	2005	2005	3	84	2,865	
2	0811	CONCRETE B	0	100	0	0	336.00	SF	5.20	5.20	100	2006	2006	3	86	1,503	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS