LOT 94
IN OR 1366/1462
TIMBER CREEK PLANTATION #1

MOODY MARY A & ALVA B
76347 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

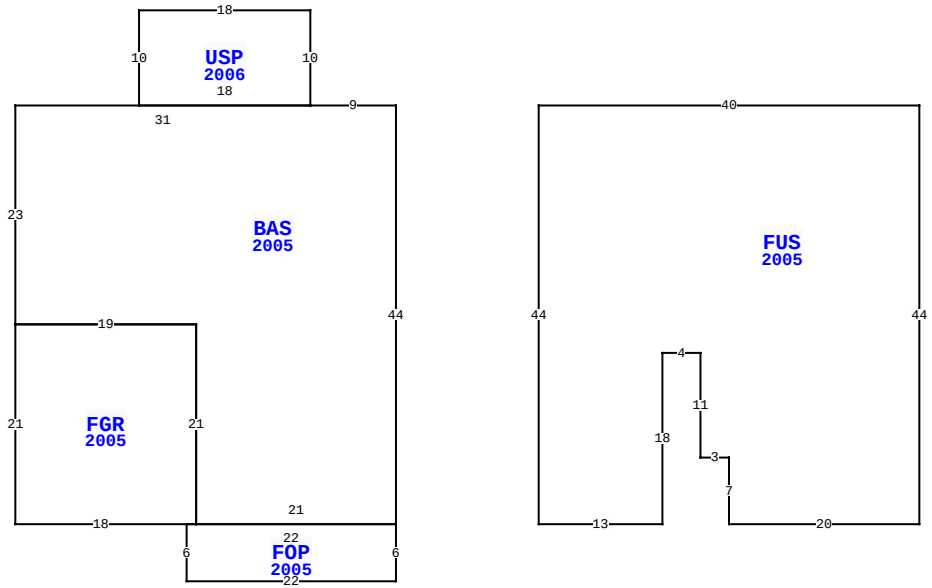
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,361	100	2005	1,361	123,860
FGR	399	55	2005	219	19,931
FOP	132	30	2005	40	3,640
FUS	1,667	100	2005	1,667	151,709
USP	180	30	2006	54	4,914
TOTALS	3,739			3,341	304,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,341	100.5560	100.56	335,971	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3028 HX Base Yr 2006



76347 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		304,054
TOTAL MARKET OB/XF VALUE		3,337
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		362,391
SOH/AGL Deduction		157,653
ASSESSED VALUE		204,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,016
TOTAL JUST VALUE		362,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006801	REPAIR/RRF	9,119	10/01/2017
P09322	OTHER	0	04/01/2005
R07492	REPAIR/RRF	8,000	04/01/2005
B15041	NEW CONSTR	212,850	04/01/2005
B15042	ADDITION	2,000	04/01/2005
E14755	ELEC OTHER	2,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1462	11/14/2005	WD	Q	I		228,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: MOODY MARY A & ALVA						
1294/0482	2/09/2005	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 USP=[YR=2006] N10 W18 S10 E18$ W31 S23
FGR=[YR=2005] S21 E18 FOP=[YR=2005] S6 E22 N6 W22$ E1 N21
W19$ E19 S21 E21 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W20 N7 W3
N11 W4 S18 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	764.00	SF	5.20	5.20	100	2005	2005	3	84	3,337	

LAND DESCRIPTION

TOTAL OB/XF 3,337

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