LOT 97
IN OR 2207/1111
TIMBER CREEK PLANTATION #1

RICHARDS RANDALL A & MARGARET C
76319 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0097-0000

BUILDING CHARACTERISTICS

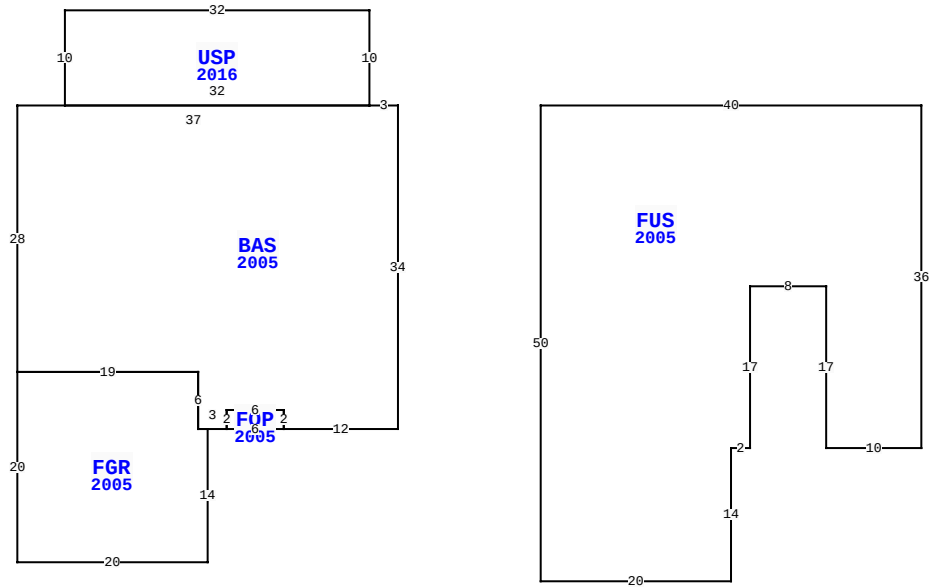
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,234	100	2005	1,234	109,421
FGR	394	55	2005	217	19,242
FOP	12	30	2005	4	355
FUS	1,584	100	2005	1,584	140,456
USP	320	30	2016	96	8,512
TOTALS	3,544			3,135	277,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	97.9800	97.98	307,167	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2818 HX Base Yr 2019



76319 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		277,986
TOTAL MARKET OB/XF VALUE		3,040
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,026
SOH/AGL Deduction		88,801
ASSESSED VALUE		247,225
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,503
TOTAL JUST VALUE		336,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07460	REPAIR/RRF	8,000	04/01/2005
B14993	NEW CONSTR	202,135	04/01/2005
E14730	ELEC OTHER	2,000	04/01/2005
M09567	OTHER	0	04/01/2005
P09301	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/1111	7/02/2018	WD	Q	I	01	219,100
GRANTOR: CLYBURN JOYCE M & TER						
GRANTEE: RICHARDS RANDALL A						
1362/0801	10/27/2005	WD	Q	I		216,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: CLYBURN JOYCE M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 USP=[YR=2016] N10 W32 S10 E32$ W37 S28 FGR=[YR=2005] S20 E20 N14 W1 N6 W19$ E19 S6 E3 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	696.00	SF	5.20	5.20	100	2005	2005	3	84	3,040	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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