LOT 102
TIMBER CREEK PLANTATION #1
PB 6/394

ROBERTS MONICA M
76271 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

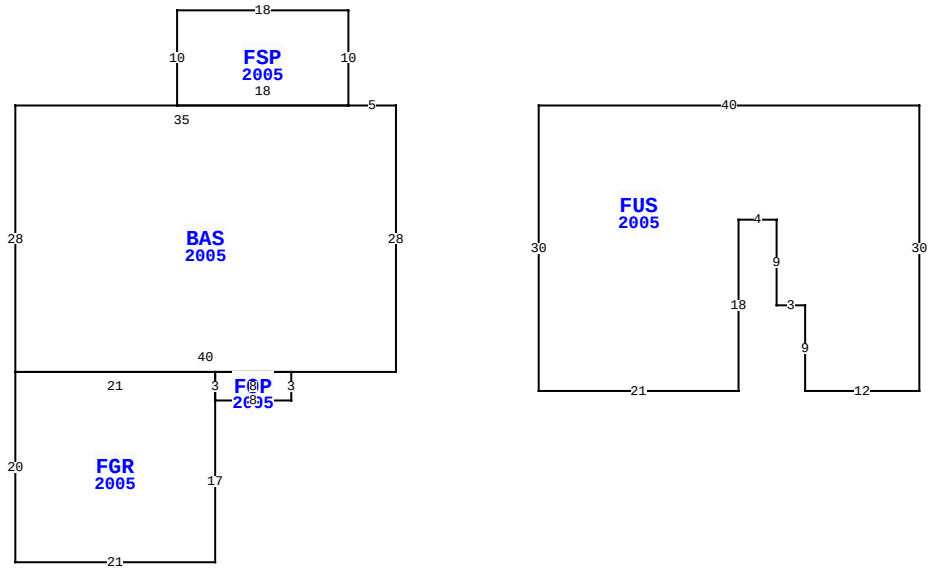
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,120	100	2005	1,120	106,357
FGR	420	55	2005	231	21,936
FOP	24	30	2005	7	665
FSP	180	40	2005	72	6,837
FUS	1,101	100	2005	1,101	104,553
TOTALS	2,845			2,531	240,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,531	104.9280	104.93	265,578	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2221 HX Base Yr 2006



76271 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		240,348
TOTAL MARKET OB/XF VALUE		2,970
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		298,318
SOH/AGL Deduction		176,304
ASSESSED VALUE		122,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,292
TOTAL JUST VALUE		298,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009483	REPAIR/RRF	9,000	12/01/2018
E14685	ELEC OTHER	2,000	03/01/2005
M09513	MECH OTHER	0	03/01/2005
P09253	OTHER	0	03/01/2005
R07410	REPAIR/RRF	8,000	03/01/2005
B14888	NEW CONSTR	163,080	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1997	9/15/2020	QC	U	I	11	100
GRANTOR: ROBERTS JULIAN L & MO						
GRANTEE: ROBERTS MONICA M						
1355/0995	10/04/2005	WD	Q	I		205,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: ROBERTS JULIAN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 FSP=[YR=2005] N10 W18 S10 E18$ W35 S28
FGR=[YR=2005] S20 E21 N17 FOP=[YR=2005] E8 N3 W8 S3$ N3 W21$
E40 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W12 N9 W3 N9 W4 S18
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	680.00	SF	5.20	5.20	100	2005	2005	3	84	2,970	

LAND DESCRIPTION

TOTAL OB/XF 2,970

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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS