LOT 103
IN OR 1928/372
TIMBER CREEK PLANTATION #1

ELERBY SHUNNE E & VANESSA RENE
76263 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0103-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

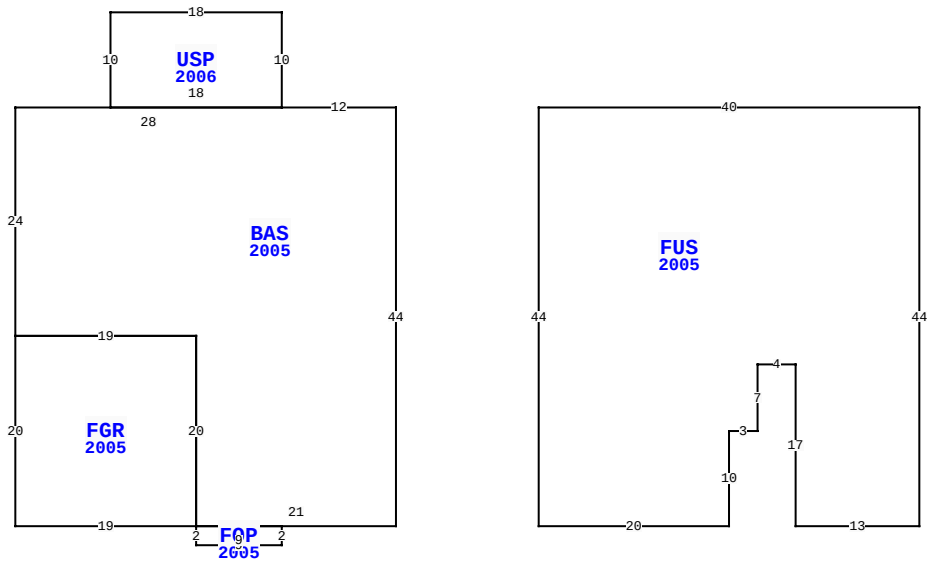
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2005	1,380	122,367
FGR	380	55	2005	209	18,533
FOP	18	30	2005	5	443
FUS	1,662	100	2005	1,662	147,373
USP	180	30	2006	54	4,788
TOTALS	3,620			3,310	293,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,310	97.9800	97.98	324,314	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2015 Heated Area: 3042 HX Base Yr 2015



76263 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		293,504
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,339
SOH/AGL Deduction		127,609
ASSESSED VALUE		223,730
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		168,008
TOTAL JUST VALUE		351,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014405	REPAIR/RRF	9,981	10/19/2021
P09318	OTHER	0	04/01/2005
R07488	REPAIR/RRF	8,000	04/01/2005
B15032	NEW CONSTR	212,568	04/01/2005
B15035	ADDITION	2,000	04/01/2005
E14752	ELEC OTHER	2,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/0372	7/11/2014	WD	Q	I	01	215,000
GRANTOR: KOTOPKA HOLLY JEANINE						
GRANTEE: ELERBY SHUNNE ELTON						
1357/0991	10/10/2005	WD	Q	I		225,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: WALL JOSHUA S & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 USP=[YR=2006] N10 W18 S10 E18$ W28 S24 FGR=[YR=2005] S20 E19 N20 W19$ E19 S20 FOP=[YR=2005] S2 E9 N2 W9$ E21 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W13 N17 W4 S7 W3 S10 W20 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	649.00	SF	5.20	5.20	100	2005	2005	3	84	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS