LOT 107
TIMBER CREEK PLANTATION #1
PB 6/394

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2025

11-2N-26-2050-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

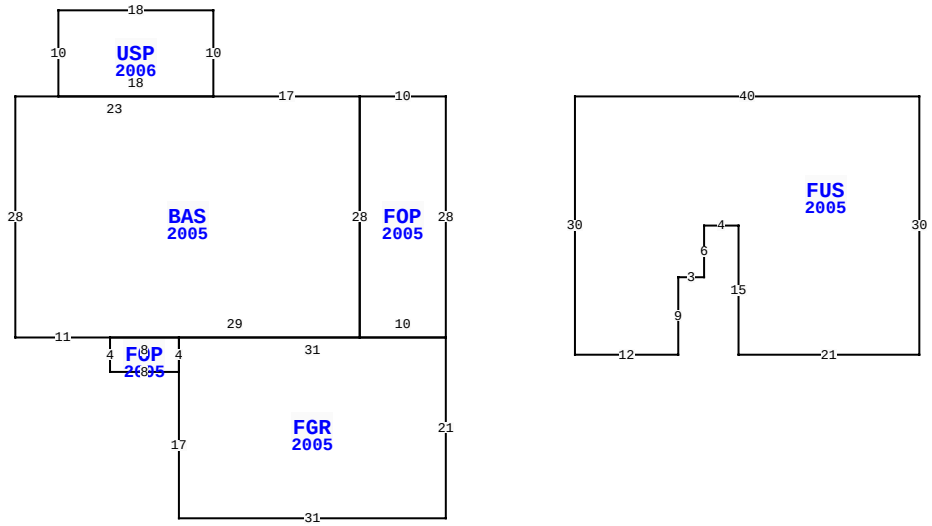
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	2005	1,120	105,576
FGR	651	55	2005	358	33,747
FOP	32	30	2005	10	943
FOP	280	30	2005	84	7,918
FUS	1,113	100	2005	1,113	104,917
USP	180	30	2006	54	5,091
TOTALS	3,376			2,739	258,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	104.1600	104.16	285,294	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 2233 HX Base Yr



76227 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	258,191
TOTAL MARKET OB/XF VALUE	3,767
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	316,958
SOH/AGL Deduction	0
ASSESSED VALUE	316,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,958
TOTAL JUST VALUE	316,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507117	REPAIR/RRF	8,000	02/01/2005
E0514239	ELEC OTHER	2,000	02/01/2005
M0509172	MECH OTHER	0	02/01/2005
B0514414	NEW CONSTR	171,039	02/01/2005
P0508947	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1070	11/17/2022	WD	U	I	11	100
GRANTOR: DARBY JACKIE S & MICH						
GRANTEE: DARBY FAMILY TRUST						
1333/1149	7/15/2005	WD	Q	I		199,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: DARBY JACKIE S & MI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W10 BAS=[YR=2005] W17 USP=[YR=2006] N10 W18 S10 E18$ W23 S28 E11 FOP=[YR=2005] S4 E8 FGR=[YR=2005] S17 E31 N21 W31 S4$ N4 W8$ E29 N28$ S28 E10 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W21 N15 W4 S6 W3 S9 W12 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	0812	CONCRETE C	0	0	0	0	1,121.00	SF	4.00	4.00	100	2005	2005	3	84	3,767	

LAND DESCRIPTION

TOTAL OB/XF 3,767

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	0	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