LOT 112
TIMBER CREEK PLANTATION #1
PB 6/394

SEPHESTINE JERI D
76183 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

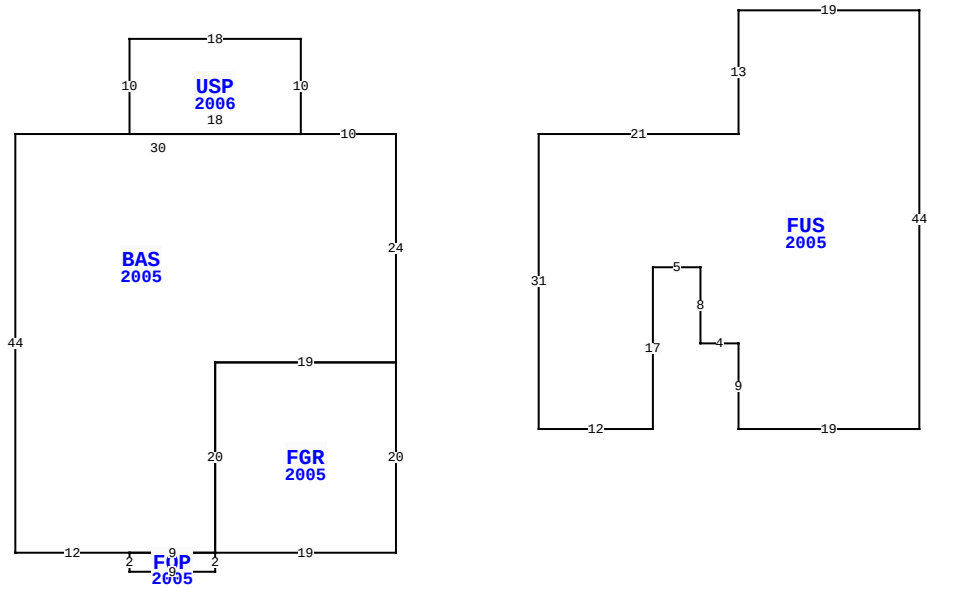
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	123,516
FGR	380	55	2005	209	18,706
FOP	18	30	2005	5	448
FUS	1,366	100	2005	1,366	122,263
USP	180	30	2006	54	4,834
TOTALS	3,324			3,014	269,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,014	98.9000	98.90	298,085	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2746 HX Base Yr 2022



76183 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		269,767
TOTAL MARKET OB/XF VALUE		2,782
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,549
SOH/AGL Deduction		46,905
ASSESSED VALUE		280,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,922
TOTAL JUST VALUE		327,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14116	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1550	1/15/2021	WD	Q	I	01	284,000
GRANTOR: ADAMS SEAN E & JULIE						
GRANTEE: SEPHESTINE JERI D						
1348/0686	9/08/2005	WD	Q	I		212,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: ADAMS SEAN E & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 USP=[YR=2006] N10 W18 S10 E18$ W30 S44 E12 FOP=[YR=2005] S2 E9 N2 W9$ E9 FGR=[YR=2005] E19 N20 W19 S20$ N20 E19 N24$ PTR= E15 FUS=[YR=2005] E21 N13 E19 S44 W19 N9 W4 N8 W5 S17 W12 N31$ 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	637.00	SF	5.20	5.20	100	2005	2005	3	84	2,782	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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