LOT 114
TIMBER CREEK PLANTATION #1
PB 6/394

CLEMONS HELEN
76163 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

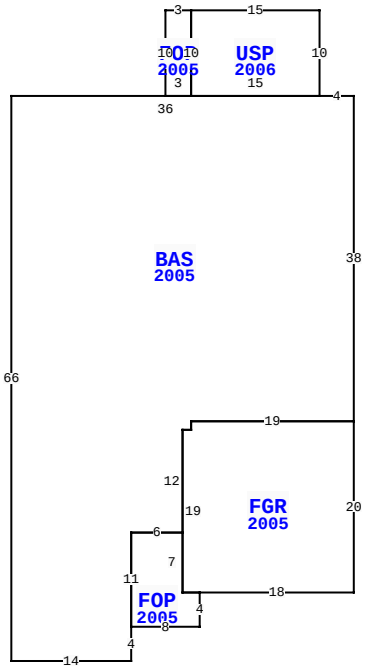
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2005	1,991	190,708
FGR	399	55	2005	219	20,977
FOP	30	30	2005	9	862
FOP	74	30	2005	22	2,107
USP	150	30	2006	45	4,311
TOTALS	2,644			2,286	218,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	105.8400	105.84	241,950	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1991 HX Base Yr



76163 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,965
TOTAL MARKET OB/XF VALUE		3,813
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,778
SOH/AGL Deduction		1,930
ASSESSED VALUE		275,848
TOTAL EXEMPTION VALUE	13	275,848
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13669	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/1889	9/09/2019	WD	Q	I	01	235,000
GRANTOR: TUCK WILLIAM & AMANDA						
GRANTEE: CLEMONS HELEN						
2135/0151	7/19/2017	WD	Q	I	01	189,000
GRANTOR: MILLER MATTHEW L & AM						
GRANTEE: TUCK WILLIAM & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W15 FOP=[YR=2005] W3 S10 E3 N10$ S10 E15 $ W36 S66 E14 N4 FOP=[YR=2005] E8 N4 FGR=[YR=2005] E18 N20 W19 S1 W1 S19 E2$ W2 N7 W6 S11$ N11 E6 N12 E1 N1 E19 N38$.

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	873.00	SF	5.20	5.20	100	2005	2005	3	84	3,813	

LAND DESCRIPTION

TOTAL OB/XF 3,813

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