LOT 123
IN OR 1890/1376
TIMBER CREEK PLANTATION #1

VAN LONG
76055 HARLEY CT
YULEE, FL 32097

2025

11-2N-26-2050-0123-0000

BUILDING CHARACTERISTICS

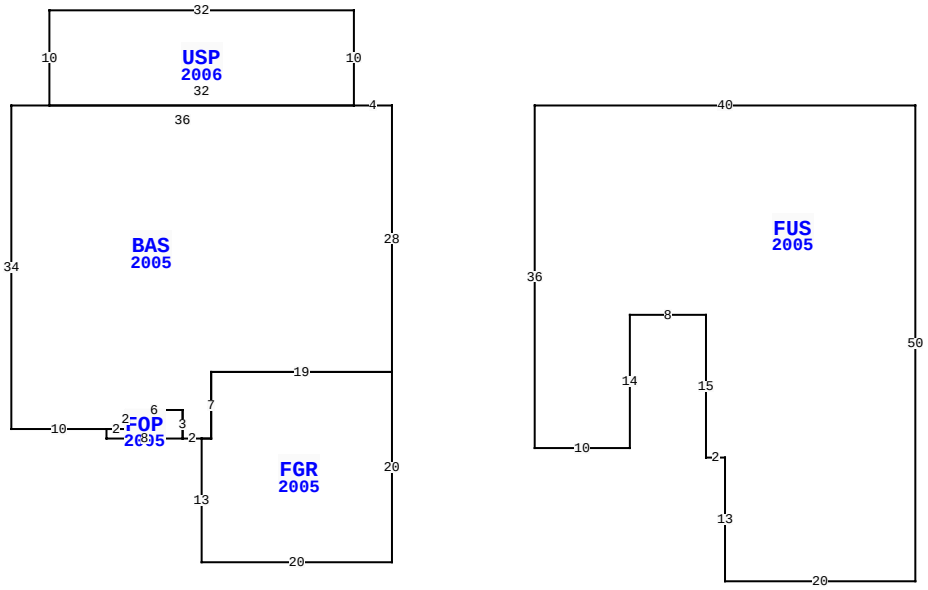
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,237	100	2005	1,237	108,903
FGR	393	55	2005	216	19,016
FOP	20	30	2005	6	528
FUS	1,610	100	2005	1,610	141,741
USP	320	30	2006	96	8,451
TOTALS	3,580			3,165	278,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,165	97.1520	97.15	307,480	2005	2005	0	0	0	9.38	90.62

1 SINGLE FAM – 100% - 2014 Heated Area: 2847 HX Base Yr 2014



76055 HARLEY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,638
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		337,023
SOH/AGL Deduction		136,727
ASSESSED VALUE		200,296
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		144,574
TOTAL JUST VALUE		337,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002690	REPAIR/RRF	12,353	03/26/2020
B13468	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1376	11/01/2013	WD	Q	I	02	170,000
GRANTOR: TALLENT AMBER						
GRANTEE: VAN LONG & LE HOA T						
1880/1688	1/25/2012	QC	U	I	11	100
GRANTOR: PROFIT CHRISTOPHER D						
GRANTEE: TALLENT AMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W32 S10 E32$ W36 S34 E10 FOP=[YR=2005] S1 E8 N3 W6 S2 W2$ E2 N2 E6 S3 E2 FGR=[YR=2005] S13 E20 N20 W19 S7 W1$ E1 N7 E19 N28$ PTR=E15 FUS=[YR=2005] E40 S50 W20 N13 W2 N15 W8 S14 W10 N36$ 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	775.00	SF	5.20	5.20	100	2005	2005	3	84	3,385	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS