LOT 129
IN OR 1290/272 & OR 1336/1102&
OR 1876/1842

EZELL CAROL C
76120 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0129-0000

BUILDING CHARACTERISTICS

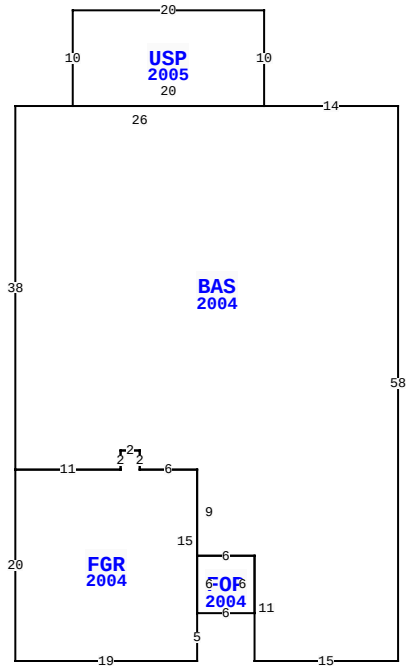
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,870	100	2004	1,870	176,479
FGR	384	55	2004	211	19,913
FOP	36	30	2004	11	1,038
USP	200	30	2005	60	5,663
TOTALS	2,490			2,152	203,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	104.8600	104.86	225,659	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1870 HX Base Yr 2005



76120 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,093
TOTAL MARKET OB/XF VALUE		2,698
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,791
SOH/AGL Deduction		107,286
ASSESSED VALUE		153,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,783
TOTAL JUST VALUE		260,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008422	FOUNDATION REPAIR	14,466	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/1842	12/19/2008	QC	U	I	11	100
GRANTOR: EZELL WILLIAM F III						
GRANTEE: EZELL CAROL C						
1336/1102	7/27/2005	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: EZELL CAROL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W20 S10 E20$ W26 S38
FGR=[YR=2004] S20 E19 N5 FOP=[YR=2004] E6 N6 W6 S6$ N15 W6 N2
W2 S2 W11$ E11 N2 E2 S2 E6 S9 E6 S11 E15 N58$.

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	625.00	SF	5.20	5.20	100	2004	2004	3	83	2,698	

LAND DESCRIPTION

TOTAL OB/XF 2,698

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	000134	C	RES POND	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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS