LOT 137
TIMBER CREEK PLANTATION #1
PB 6/394

DELUCA KENDRA L/E/
76246 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0137-0000

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		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

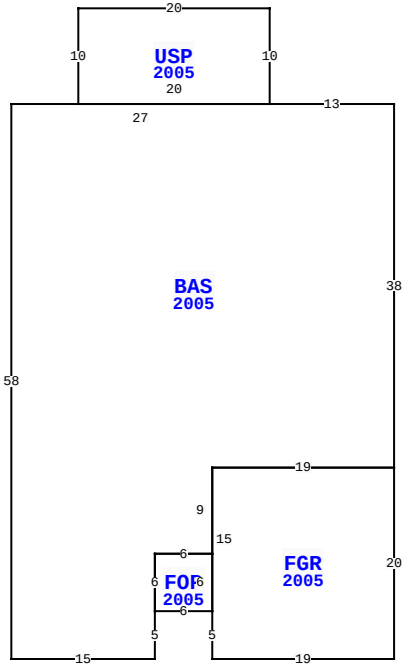
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2005	1,874	177,840
FGR	380	55	2005	209	19,834
FOP	36	30	2005	11	1,043
USP	200	30	2005	60	5,694
TOTALS	2,490			2,154	204,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	104.8600	104.86	225,868	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1874 HX Base Yr 2010



76246 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		204,411
TOTAL MARKET OB/XF VALUE		2,787
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,198
SOH/AGL Deduction		111,268
ASSESSED VALUE		150,930
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		95,208
TOTAL JUST VALUE		262,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14606	NEW CONSTR	138,551	02/01/2005
E14387	ELEC OTHER	1,800	02/01/2005
M09308	MECH OTHER	0	02/01/2005
P09060	OTHER	0	02/01/2005
R07257	REPAIR/RRF	8,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0616	8/17/2022	QC	U	I	11	100
GRANTOR: DELUCA KENDRA						
GRANTEE: DEARTH MICHAEL & AL						
1632/0915	7/28/2009	WD	Q	I	01	165,000
GRANTOR: FRANKLIN TIFFANY J						
GRANTEE: DELUCA RALPH & KEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 USP=[YR=2005] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W19 S15$ N6 W6 S6$ N6 E6 N9 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	638.00	SF	5.20	5.20	100	2005	2005	3	84	2,787	

LAND DESCRIPTION

TOTAL OB/XF 2,787

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS