LOT 141
IN OR 1384/1593
TIMBER CREEK PLANTATION #1

PAUL LISA J & SERGE J
76286 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

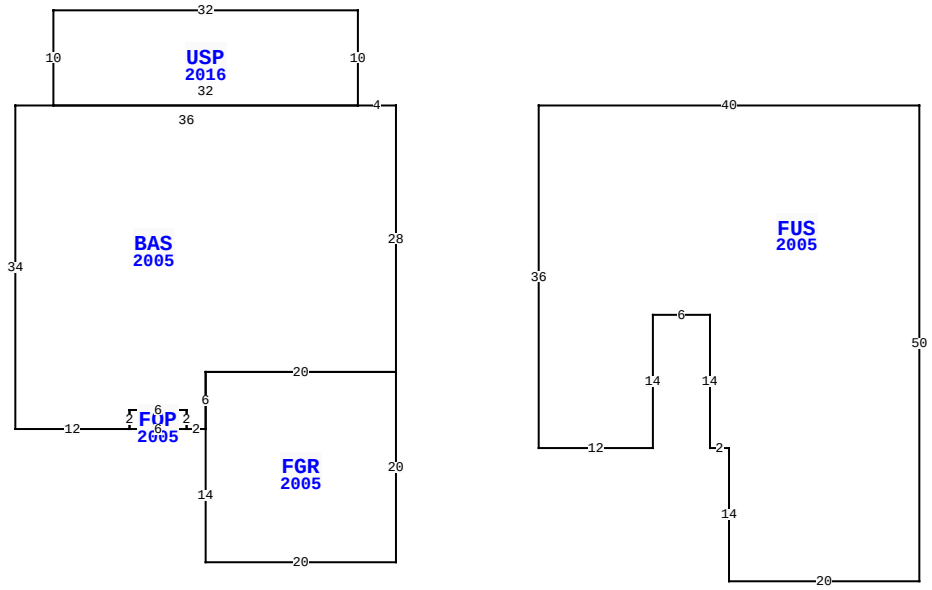
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,228	100	2005	1,228	108,889
FGR	400	55	2005	220	19,508
FOP	12	30	2005	4	355
FUS	1,636	100	2005	1,636	145,067
USP	320	30	2016	96	8,512
TOTALS	3,596			3,184	282,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	97.9800	97.98	311,968	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2864 HX Base Yr 2006



76286 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		282,331
TOTAL MARKET OB/XF VALUE		44,058
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,389
SOH/AGL Deduction		145,325
ASSESSED VALUE		236,064
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,342
TOTAL JUST VALUE		381,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-10425	DOOR REPLACE	2,446	08/14/2023
20007776	SWIM POOL	55,902	08/26/2020
17007339	REPAIR/RRF	9,380	11/01/2017
E14596	ELEC OTHER	2,000	03/01/2005
M09462	MECH OTHER	0	03/01/2005
P09204	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1593	1/26/2006	WD	U	I	21	216,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: PAUL LISA J & SERGE						
1272/0945	11/09/2004	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2016] N10 W32 S10 E32$ W36 S34 E12 FOP=[YR=2005] E6 N2 W6 S2$ N2 E6 S2 E2 FGR=[YR=2005] S14 E20 N20 W20 S6$ N6 E20 N28$ PTR=E15 FUS=[YR=2005] E40 S50 W20 N14 W2 N14 W6 S14 W12 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	662.00	SF	5.20	5.20	100	2005	2005	3	84	2,892	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2007	2007	3	44	2,851	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2020	2020	3	90	25,704	
4	0855	CONC PAVER	0	100	0	0	304.00	SF	10.00	10.00	100	2020	2020	3	98	2,979	
5	0911	SCRN RM A	0	100	20	32	640.00	SF	17.50	17.50	100	2020	2020	3	86	9,632	

LAND DESCRIPTION

TOTAL OB/XF 44,058

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 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