LOT 142
IN OR 2071/293
TIMBER CREEK PLANTATION #1

DONNELLAN ROBERT I JR
76296 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0142-0000

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

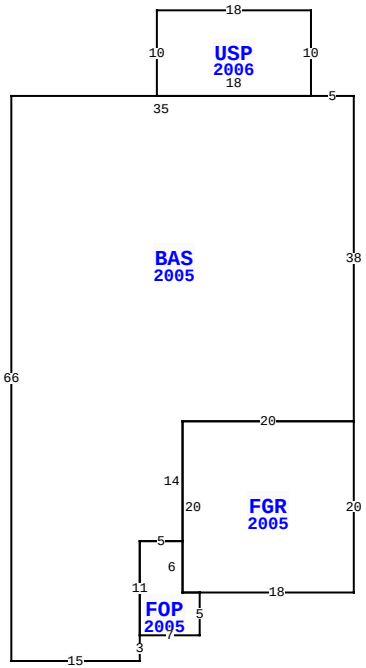
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2005	2,010	188,963
FGR	400	55	2005	220	20,683
FOP	65	30	2005	20	1,881
USP	180	30	2006	54	5,077
TOTALS	2,655			2,304	216,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	103.8800	103.88	239,340	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2010 HX Base Yr 2017



76296 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		216,603
TOTAL MARKET OB/XF VALUE		3,228
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,831
SOH/AGL Deduction		130,588
ASSESSED VALUE		144,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,521
TOTAL JUST VALUE		274,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007194	REPAIR/RRF	14,356	11/01/2017
E14681	ELEC OTHER	1,800	03/01/2005
M09510	MECH OTHER	0	03/01/2005
P09250	OTHER	0	03/01/2005
R07407	REPAIR/RRF	8,000	03/01/2005
B14882	NEW CONSTR	149,459	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0293	9/09/2016	WD	Q	I	01	175,000
GRANTOR: STIEREN CARL P & ENJO						
GRANTEE: DONNELLAN ROBERT I						
1510/1105	7/06/2007	WD	Q	I		220,000
GRANTOR: VERMILLION EDDIE A &						
GRANTEE: STIEREN CARL P & EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 USP=[YR=2006] N10 W18 S10 E18$ W35 S66 E15 N3 FOP=[YR=2005] E7 N5 FGR=[YR=2005] E18 N20 W20 S20 E2$ W2 N6 W5 S11$ N11 E5 N14 E20 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	739.00	SF	5.20	5.20	100	2005	2005	3	84	3,228	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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