LOT 144
IN OR 1372/1818
TIMBER CREEK PLANTATION #1

PATEL CHHOTUBHAI G & KANTABEN
76314 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

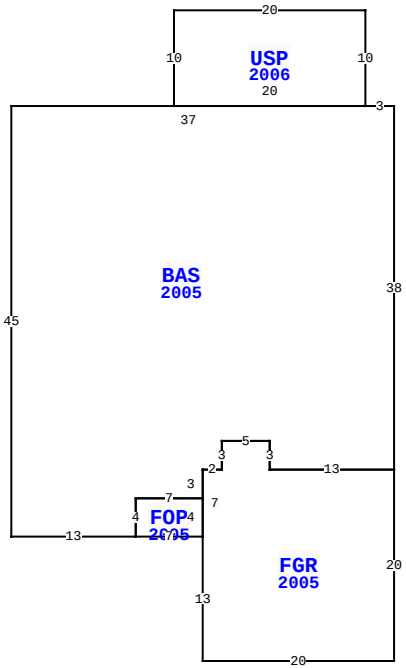
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,617	100	2005	1,617	155,602
FGR	415	55	2005	228	21,940
FOP	28	30	2005	8	770
USP	200	30	2006	60	5,774
TOTALS	2,260			1,913	184,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	106.3300	106.33	203,409	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1617 HX Base Yr 2007



76314 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		184,085
TOTAL MARKET OB/XF VALUE		3,307
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,392
SOH/AGL Deduction		102,582
ASSESSED VALUE		139,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,088
TOTAL JUST VALUE		242,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002548	REPAIR/RRF	8,000	03/23/2020
P09358	OTHER	0	04/01/2005
R07550	REPAIR/RRF	8,000	04/01/2005
B15104	NEW CONSTR	121,502	04/01/2005
B15105	ADDITION	2,000	04/01/2005
E14828	ELEC OTHER	1,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/1818	12/09/2005	WD	Q	I		166,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: PATEL CHHOTUBHAI G						
1311/0774	4/21/2005	WD	U	I	07	100
GRANTOR: TIMBER CREEK						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 USP=[YR=2006] N10 W20 S10 E20$ W37 S45 E13
FOP=[YR=2005] E7 FGR=[YR=2005] S13 E20 N20 W13 N3 W5 S3 W2
S7$ N4 W7 S4$ N4 E7 N3 E2 N3 E5 S3 E13 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	757.00	SF	5.20	5.20	100	2005	2005	3	84	3,307	

LAND DESCRIPTION

TOTAL OB/XF 3,307

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 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