LOT 145
IN OR 1359/190
TIMBER CREEK PLANTATION #1

PORTILLO MARVIN W & YANIRA M
76324 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0145-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

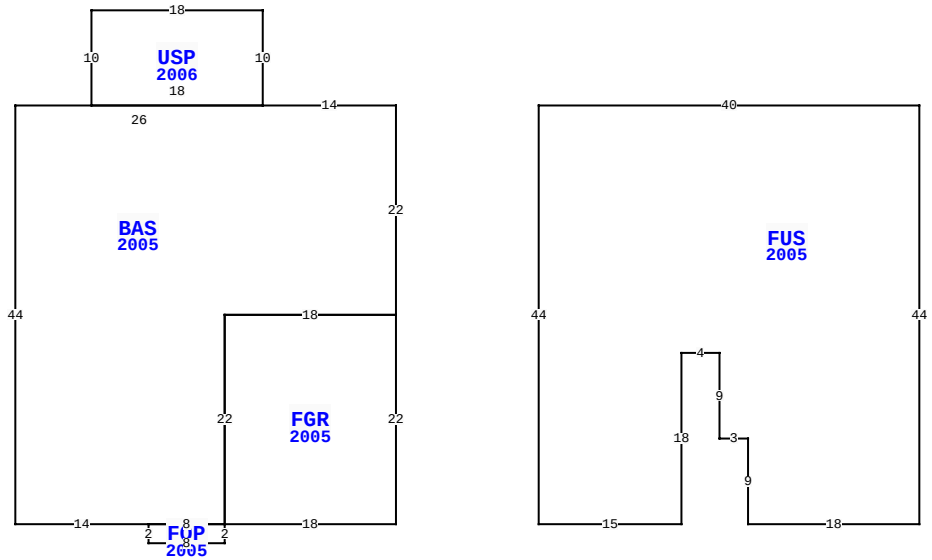
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2005	1,364	120,949
FGR	396	55	2005	218	19,331
FOP	16	30	2005	5	443
FUS	1,661	100	2005	1,661	147,284
USP	180	30	2006	54	4,788
TOTALS	3,617			3,302	292,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,302	97.9800	97.98	323,530	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3025 HX Base Yr 2006



76324 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		292,795
TOTAL MARKET OB/XF VALUE		2,918
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,713
SOH/AGL Deduction		149,770
ASSESSED VALUE		200,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,221
TOTAL JUST VALUE		350,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16374	REPAIR/RRF	2,000	10/01/2005
R07494	REPAIR/RRF	8,000	04/01/2005
B15043	NEW CONSTR	213,490	04/01/2005
E14757	ELEC OTHER	2,000	04/01/2005
M09582	OTHER	0	04/01/2005
P09326	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0190	10/17/2005	WD	Q	I		221,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: PORTILLO MARVIN W &						
1283/1332	12/23/2004	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 USP=[YR=2006] N10 W18 S10 E18$ W26 S44 E14 FOP=[YR=2005] S2 E8 N2 W8$ E8 FGR=[YR=2005] E18 N22 W18 S22$ N22 E18 N22$ PTR= E15 FUS=[YR=2005] E40 S44 W18 N9 W3 N9 W4 S18 W15 N44$ 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	668.00	SF	5.20	5.20	100	2005	2005	3	84	2,918	

LAND DESCRIPTION

TOTAL OB/XF 2,918

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS