LOT 148
TIMBER CREEK PLANTATION #1
PB 6/394

LASCHANSKY JEFFREY M & REBECCA
76352 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0148-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

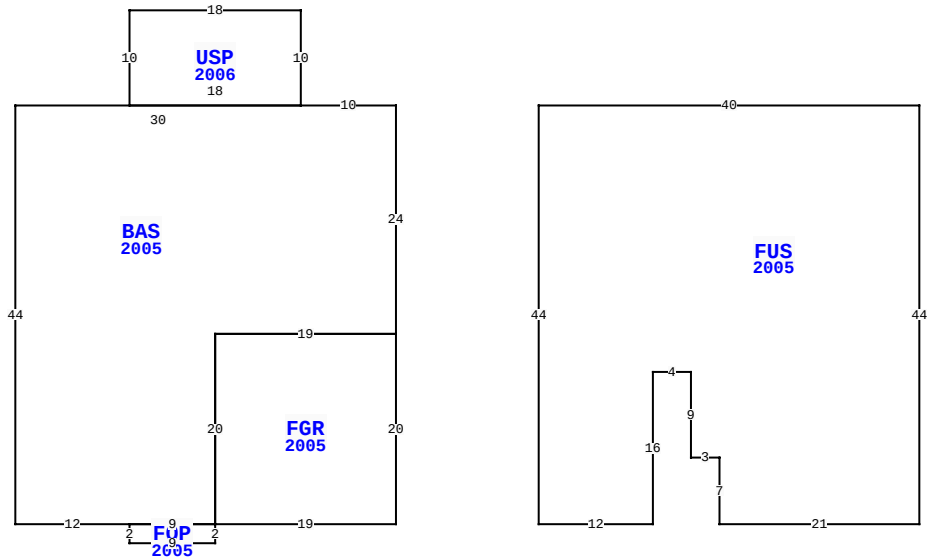
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,380	100	2005	1,380	122,367
FGR	380	55	2005	209	18,533
FOP	18	30	2005	5	443
FUS	1,675	100	2005	1,675	148,526
USP	180	30	2006	54	4,788
TOTALS	3,633			3,323	294,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,323	97.9800	97.98	325,588	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2025 Heated Area: 3055 HX Base Yr 2025



76352 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		294,657
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,457
SOH/AGL Deduction		0
ASSESSED VALUE		352,457
TOTAL EXEMPTION VALUE	HX HB AM	140,583
BASE TAXABLE VALUE		211,874
TOTAL JUST VALUE		352,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09327	OTHER	0	04/01/2005
R07496	REPAIR/RRF	8,000	04/01/2005
B15045	NEW CONSTR	212,568	04/01/2005
E14759	ELEC OTHER	2,000	04/01/2005
M09586	ELEC OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0555	8/26/2021	WD	Q	I	01	345,000
GRANTOR: LOOS JAMES P III						
GRANTEE: LASCHANSKY JEFFREY						
1372/0507	12/07/2005	WD	Q	I	01	225,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: LOOS JAMES P III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 USP=[YR=2006] N10 W18 S10 E18$ W30 S44 E12 FOP=[YR=2005] S2 E9 N2 W9$ E9 FGR=[YR=2005] E19 N20 W19 S20$ N20 E19 N24$ PTR= E15 FUS=[YR=2005] E40 S44 W21 N7 W3 N9 W4 S16 W12 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	641.00	SF	5.20	5.20	100	2005	2005	3	84	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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