LOT 149
TIMBER CREEK PLANTATION #1
PB 6/394

CHARLESTON JOSHUA & TERESA
76362 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0149-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

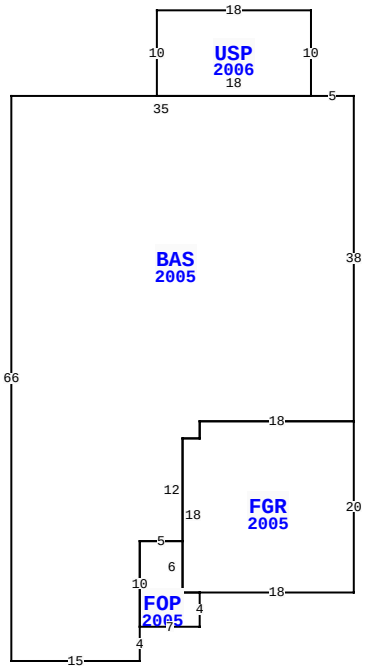
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2005	2,014	191,125
FGR	396	55	2005	218	20,687
FOP	58	30	2005	17	1,614
USP	180	30	2006	54	5,124
TOTALS	2,648			2,303	218,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	104.8600	104.86	241,493	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2014 HX Base Yr 2021



76362 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		218,551
TOTAL MARKET OB/XF VALUE		3,197
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,748
SOH/AGL Deduction		59,688
ASSESSED VALUE		217,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,338
TOTAL JUST VALUE		276,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001558	REPAIR/RRF	11,000	02/20/2020
P09320	OTHER	0	04/01/2005
R07489	REPAIR/RRF	8,000	04/01/2005
B15034	NEW CONSTR	148,059	04/01/2005
E14753	ELEC OTHER	1,500	04/01/2005
M09579	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0828	7/01/2020	WD	Q	I	01	245,000
GRANTOR: DUFFIELD BILLY RAY &						
GRANTEE: CHARLESTON JOSHUA &						
2066/0797	8/18/2016	SW	U	I	18	152,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUFFIELD BILLY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 USP=[YR=2006] N10 W18 S10 E18$ W35 S66 E15 N4 FOP=[YR=2005] E7 N4 FGR=[YR=2005] E18 N20 W18 S2 W2 S18 E2$ W2 N6 W5 S10$ N10 E5 N12 E2 N2 E18 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	732.00	SF	5.20	5.20	100	2005	2005	3	84	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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