LOT 150
IN OR 1380/654
TIMBER CREEK PLANTATION #1

SMITH-JOHNSON ULENA C
76418 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

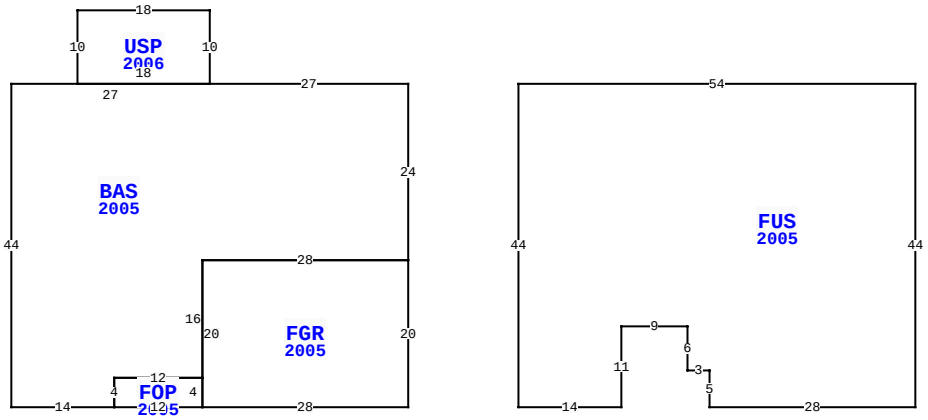
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
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	1,768	100	2005	1,768	152,772
FGR	560	55	2005	308	26,614
FOP	48	30	2005	14	1,210
FUS	2,262	100	2005	2,262	195,458
USP	180	30	2006	54	4,666
TOTALS	4,818			4,406	380,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,406	95.4800	95.48	420,685	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 4030 HX Base Yr 2024



76418 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		380,720
TOTAL MARKET OB/XF VALUE		3,592
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		439,312
SOH/AGL Deduction		4,688
ASSESSED VALUE		434,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		383,902
TOTAL JUST VALUE		439,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507593	REPAIR/RRF	8,000	05/01/2005
E0514908	ELEC OTHER	2,000	05/01/2005
M0509693	H/AC	0	05/01/2005
B0515171	NEW CONSTR	281,452	05/01/2005
B0515172	XFOB	2,000	05/01/2005
P0509409	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0654	1/10/2006	WD	U	I	21	287,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: JOHNSON PAUL R & UL						
1299/1545	3/04/2005	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 USP=[YR=2006] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2005] E12 FGR=[YR=2005] E28 N20 W28 S20$ N4 W12 S4$ N4 E12 N16 E28 N24$ PTR=E15 FUS=[YR=2005] E54 S44 W28 N5 W3 N6 W9 S11 W14 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	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	2005	2005	3	84	3,592	

LAND DESCRIPTION

TOTAL OB/XF 3,592

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