LOT 154
TIMBER CREEK PLANTATION #1
PB 6/394

MOSS RACHEL & TERRY L II
76466 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0154-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

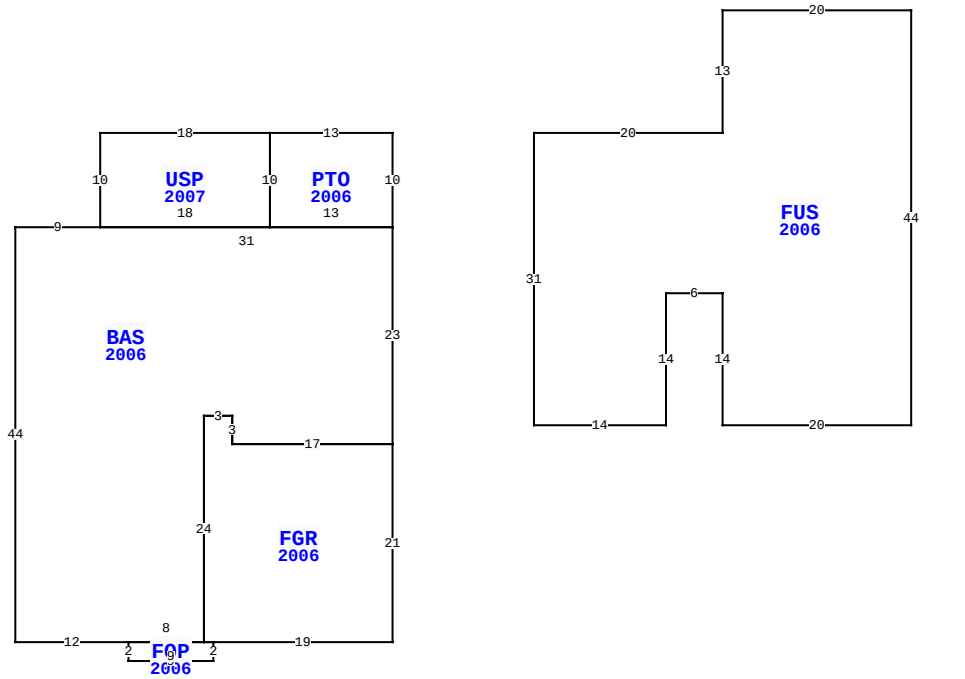
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	2006	1,331	126,922
FGR	429	55	2006	236	22,504
FOP	18	30	2006	5	477
FUS	1,416	100	2006	1,416	135,029
PTO	130	5	2006	6	572
USP	180	30	2007	54	5,150
TOTALS	3,504			3,048	290,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,048	104.7880	104.79	319,400	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2747 HX Base Yr 2021



76466 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		290,654
TOTAL MARKET OB/XF VALUE		6,688
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,342
SOH/AGL Deduction		75,793
ASSESSED VALUE		276,549
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		220,827
TOTAL JUST VALUE		352,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15530	NEW CONSTR	194,946	01/25/2006
B16097	ADDITION	2,000	12/01/2005
E15291	ELEC OTHER	2,000	07/01/2005
R07854	REPAIR/RRF	8,000	07/01/2005
M09993	MECH OTHER	0	07/01/2005
P09681	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/0193	10/22/2019	WD	Q	I	01	245,000
GRANTOR: DAVIS PATRICK L & CAL						
GRANTEE: MOSS RACHEL & TERRY						
1881/0145	9/24/2013	WD	Q	I	02	164,900
GRANTOR: LUGO CARLOS J & MONIC						
GRANTEE: DAVIS PATRICK L & C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W13 USP=[YR=2007] W18 S10 BAS=[YR=2006] W9 S44 E12 FOP=[YR=2006] S2 E9 N2 FGR=[YR=2006] E19 N21 W17 N3 W3 S24 E1$ W9$ E8 N24 E3 S3 E17 N23 W31$ E18 N10$ S10 E13 N10$ PTR=E15 FUS=[YR=2006] E20 N13 E20 S44 W20 N14 W6 S14 W14 N31 $ 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	654.00	SF	5.20	5.20	100	2006	2006	3	86	2,925	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2010	2010	3	56	3,763	

LAND DESCRIPTION

TOTAL OB/XF 6,688

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 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS