LOT 155
IN OR 2200/1353
TIMBER CREEK PLANTATION #1

HERNANDEZ LOUIS A
76480 LONGLEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

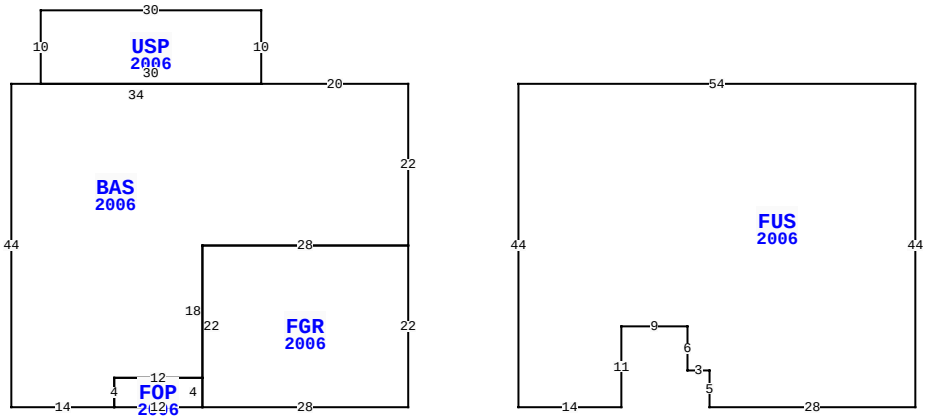
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	1,712	100	2006	1,712	148,750
FGR	616	55	2006	339	29,455
FOP	48	30	2006	14	1,217
FUS	2,262	100	2006	2,262	196,538
USP	300	30	2006	90	7,820
TOTALS	4,938			4,417	383,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,417	95.4800	95.48	421,735	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3974 HX Base Yr 2020



76480 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		383,779
TOTAL MARKET OB/XF VALUE		4,428
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		443,207
SOH/AGL Deduction		110,942
ASSESSED VALUE		332,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,543
TOTAL JUST VALUE		443,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003709	REPAIR/RRF	15,000	05/01/2020
C16104	CO ISSUED	281,452	09/01/2005
E15772	ELEC OTHER	2,000	09/01/2005
M10327	TANKS/BLRS	0	09/01/2005
P10037	OTHER	0	09/01/2005
R08253	REPAIR/RRF	8,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1353	6/01/2018	SW	U	I	18	224,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HERNANDEZ LOUIS A						
2113/1761	4/06/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 USP=[YR=2006] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2006] E12 FGR=[YR=2006] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=E15 FUS=[YR=2006] 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	1,101.00	SF	4.00	4.00	100	2006	2006	3	86	3,787	
2	0462	ST/AL FNC	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	78	374	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 4,428

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		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