LOT 160
IN OR 2115/829
TIMBER CREEK PLANTATION #1

EVANGELISTA CHRISTOPHER & ANGELA
76574 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

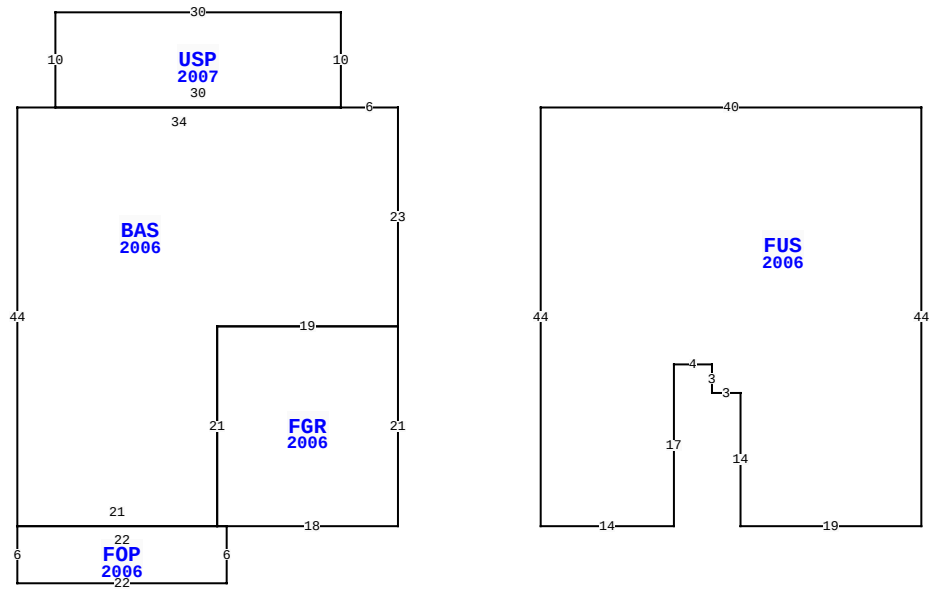
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,361	100	2006	1,361	123,975
FGR	399	55	2006	219	19,949
FOP	132	30	2006	40	3,644
FUS	1,650	100	2006	1,650	150,300
USP	300	30	2007	90	8,198
TOTALS	3,842			3,360	306,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	100.0960	100.10	336,336	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3011 HX Base Yr 2018



76574 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		306,066
TOTAL MARKET OB/XF VALUE		3,864
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,930
SOH/AGL Deduction		121,934
ASSESSED VALUE		242,996
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		187,274
TOTAL JUST VALUE		364,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009387	REPAIR/RRF	21,435	10/07/2020
C15926	CO ISSUED	212,850	08/01/2005
E15636	ELEC OTHER	2,000	08/01/2005
M10229	MECH OTHER	0	08/01/2005
R08143	REPAIR/RRF	8,000	08/01/2005
B15926	NEW CONSTR	212,850	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0829	4/14/2017	WD	Q	I	01	255,500
GRANTOR: DELUCA PAULA J						
GRANTEE: EVANGELISTA CHRISTO						
1981/0450	5/19/2015	QC	U	I	11	194,300
GRANTOR: DELUCA RALPH A & PAUL						
GRANTEE: DELUCA PAULA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 USP=[YR=2007] N10 W30 S10 E30$ W34 S44 FOP=[YR=2006] S6 E22 N6 FGR=[YR=2006] E18 N21 W19 S21 E1$ W22$ E21 N21 E19 N23$ PTR=E15 FUS=[YR=2006] E40 S44 W19 N14 W3 N3 W4 S17 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	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2006	2006	3	86	3,184	
2	0462	ST/AL FNC	0	100	0	0	170.00	SF	10.00	10.00	100	2006	2006	3	40	680	

LAND DESCRIPTION

TOTAL OB/XF 3,864

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 11/17/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS