LOT 162
IN OR 2036/409
TIMBER CREEK PLANTATION #1

NIMMO WILLIAM S & MICHELLE ANTOINETTE
76592 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

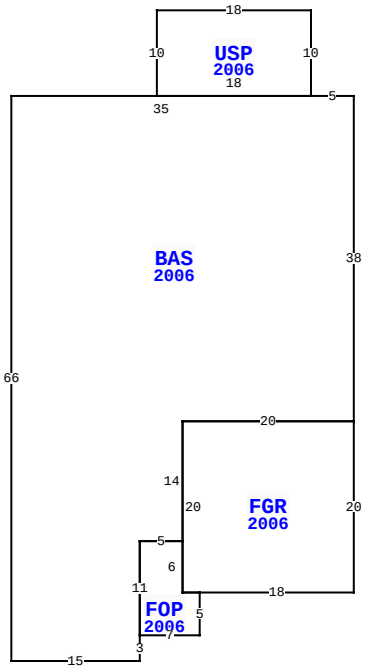
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,010	100	2006	2,010	196,281
FGR	400	55	2006	220	21,483
FOP	65	30	2006	20	1,953
USP	180	30	2006	54	5,273
TOTALS	2,655			2,304	224,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	107.3100	107.31	247,242	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2010 HX Base Yr 2017



76592 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		224,990
TOTAL MARKET OB/XF VALUE		3,327
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,317
SOH/AGL Deduction		98,005
ASSESSED VALUE		185,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,590
TOTAL JUST VALUE		283,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007738	REPAIR/RRF	11,817	08/25/2020
C16358	CO ISSUED	145,989	10/01/2005
B16358	NEW CONSTR	145,989	10/01/2005
E15975	ELEC OTHER	1,800	10/01/2005
M10499	MECH OTHER	0	10/01/2005
P10168	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2036/0409	3/24/2016	WD	Q	I	01	176,900
GRANTOR: HOOVER VANESSA						
GRANTEE: NIMMO WILLIAM SAXTO						
1870/1384	5/23/2013	WD	U	I	11	100
GRANTOR: NGUYEN TAY V & BE THU						
GRANTEE: HOOVER VANESSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 USP=[YR=2006] N10 W18 S10 E18$ W35 S66 E15 N3 FOP=[YR=2006] E7 N5 FGR=[YR=2006] E18 N20 W20 S20 E2$ W2 N6 W5 S11$ N11 E5 N14 E20 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	744.00	SF	5.20	5.20	100	2006	2006	3	86	3,327	

LAND DESCRIPTION

TOTAL OB/XF 3,327

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 06/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS