LOT 163
IN OR 1521/971
TIMBER CREEK PLANTATION #1

CHAN KING YIP/CHAN WAI KIT
76602 LONG LEAF LOOP
YULEE, FL 32097

**2025**

**11-2N-26-2050-0163-0000**

## 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 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

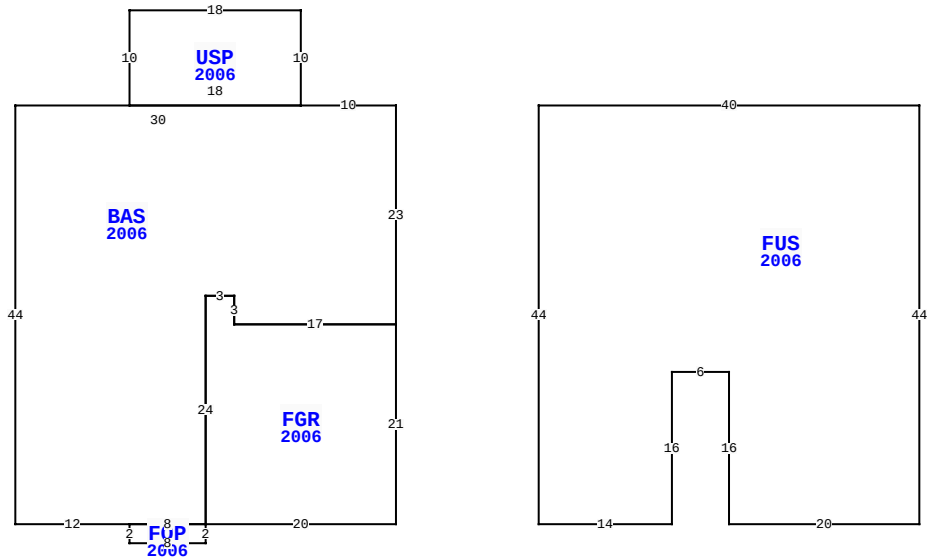
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,331 | 100 | 2006 | 1,331 | 120,455 |
| FGR | 429 | 55 | 2006 | 236 | 21,358 |
| FOP | 16 | 30 | 2006 | 5 | 452 |
| FUS | 1,664 | 100 | 2006 | 1,664 | 150,591 |
| USP | 180 | 30 | 2006 | 54 | 4,887 |
| TOTALS | 3,620 | | | 3,290 | 297,743 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,290 | 99.4520 | 99.45 | 327,190 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 50% - 2010 Heated Area: 2995 HX Base Yr 2010




76602 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 | | 297,743 |
| TOTAL MARKET OB/XF VALUE | | 2,952 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 355,695 |
| SOH/AGL Deduction | | 76,004 |
| ASSESSED VALUE | | 279,691 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,722 |
| BASE TAXABLE VALUE | | 228,969 |
| TOTAL JUST VALUE | | 355,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 342,404 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16288 | CO ISSUED | 212,568 | 10/01/2005 |
| B16288 | NEW C0NSTR | 212,568 | 10/01/2005 |
| E15926 | ELEC OTHER | 2,000 | 10/01/2005 |
| M10459 | MECH OTHER | 0 | 10/01/2005 |
| P10130 | OTHER | 0 | 10/01/2005 |
| R08374 | REPAIR/RRF | 8,000 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/0971 | 8/24/2007 | QC | Q | I | 01 | 80,000 |
| GRANTOR: CHAN KING FAI & | | | | | | |
| GRANTEE: CHAN KING YIP | | | | | | |
| 1446/0722 | 9/21/2006 | WD | Q | I | | 265,500 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: CHAN KING FAI & WAI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W10 USP=[YR=2006] N10 W18 S10 E18$ W30 S44 E12 FOP=[YR=2006] S2 E8 N2 FGR=[YR=2006] E20 N21 W17 N3 W3 S24$ W8$ E8 N24 E3 S3E17 N23$ PTR=E15 FUS=[YR=2006] E40 S44 W20 N16 W6 S16 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 | 50 | 0 | 0 | 660.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 2,952 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,952

| 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 | 50 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS