LOT 164
TIMBER CREEK PLANTATION #1
PB 6/394

WOOD WILLIAM C
76612 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

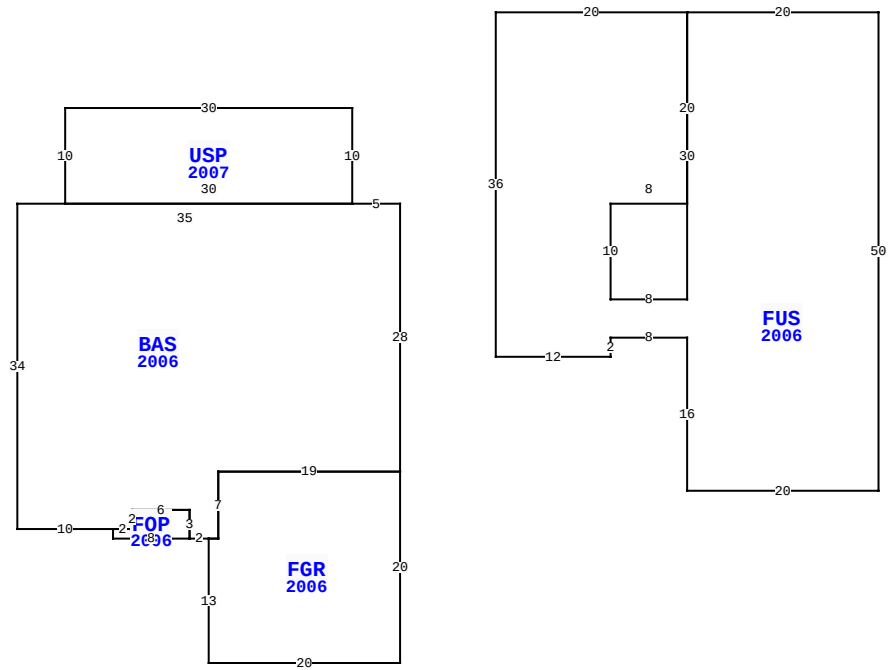
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,237	100	2006	1,237	111,328
FGR	393	55	2006	216	19,439
FOP	20	30	2006	6	540
FUS	1,624	100	2006	1,624	146,159
USP	300	30	2007	90	8,100
TOTALS	3,574			3,173	285,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,173	98.9000	98.90	313,810	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2861 HX Base Yr 2023



76612 LONG LEAF LOOP, YULEE

BLD DATE	01/30/2018 KB	LGL DATE	
XF DATE		LAND DATE	03/13/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,567
TOTAL MARKET OB/XF VALUE		3,863
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,430
SOH/AGL Deduction		0
ASSESSED VALUE		344,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,708
TOTAL JUST VALUE		344,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010092	REPAIR/RRF	5,365	10/22/2020
20004074	REPAIR/RRF	15,200	05/13/2020
C16286	CO ISSUED	198,975	10/01/2005
B16286	NEW CONSTR	198,975	10/01/2005
E15928	ELEC OTHER	2,000	10/01/2005
M10461	MECH OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0386	10/23/2020	WD	Q	I	01	295,000
GRANTOR: GORDON JEFFREY A & ZE						
GRANTEE: WOOD WILLIAM C						
1915/1453	4/30/2014	WD	Q	I	01	167,500
GRANTOR: DELACRUZ ALFI R & MAR						
GRANTEE: GORDON JEFFREY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 USP=[YR=2007] N10 W30 S10 E30$W35 S34 E10 FOP=[YR=2006] S1 E8 N3 W6 S2 W2$ E2 N2 E6 S3 E2 FGR=[YR=2006] S13 E20 N20 W19 S7 W1 $ E1N7 E19 N28$ PTR=E30 FUS=[YR=2006] N20 W20 S36 E12 N2 E8 S16 E20 N50 W20 S30 W8 N10 E8$ W30$.

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	0810	CONCRETE A	0	100	0	0	639.00	SF	6.50	6.50	100	2013	2013	3	93	3,863	

LAND DESCRIPTION

TOTAL OB/XF 3,863

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