

LOT 167
IN OR 2151/1704
TIMBER CREEK PLANTATION #1

SONGER JAMES J & TERA R
76102 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0167-0000



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	08	SHT VINYL 30			
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	1,120	100	2004	1,120	104,993
FGR	651	55	2016	358	33,560
FOP	21	30	2004	6	563
FOP	280	30	2004	84	7,874
FUS	1,119	100	2004	1,119	104,900
PTO	180	5	2004	9	843
TOTALS	3,371			2,696	252,734

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	104.1600	104.16	280,815	2004	2004	0	0	0	10.00	90.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2239 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				252,734		
TOTAL MARKET OB/XF VALUE				3,350		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				311,084		
SOH/AGL Deduction				2,573		
ASSESSED VALUE				308,511		
TOTAL EXEMPTION VALUE		13		308,511		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				311,084		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				299,816		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0812	CONCRETE C	0 100	0 0	1,009.00	SF	4.00	4.00	100	2004	2004	3 83
TOTAL OB/XF 3,350												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00 UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												