LOT 61
TIMBER CREEK PLANTATION #1
PB 6/394

HARTLEY TAMMI
76609 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

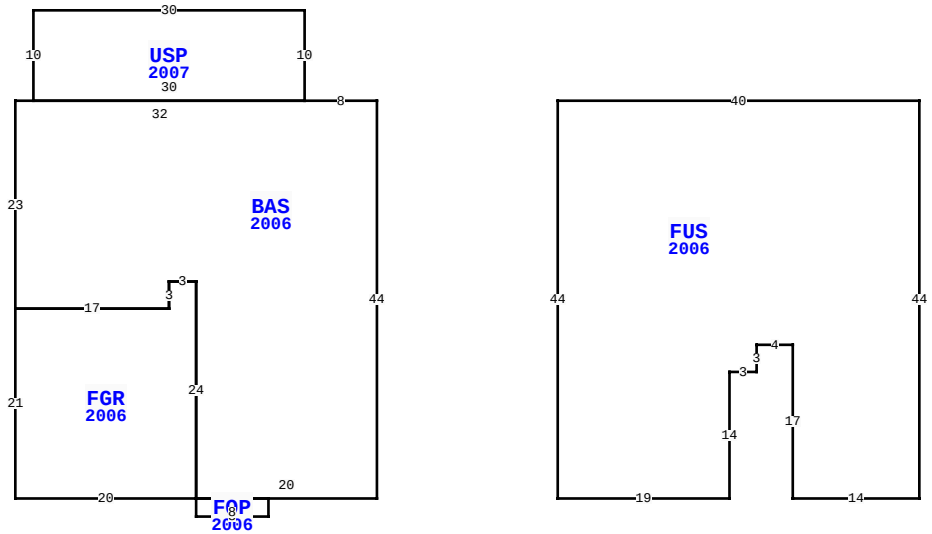
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	125,081
FGR	429	55	2006	236	22,178
FOP	16	30	2006	5	470
FUS	1,650	100	2006	1,650	155,059
USP	300	30	2007	90	8,458
TOTALS	3,726			3,312	311,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,312	98.9000	103.84	343,918	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 2981 HX Base Yr



76609 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	311,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	365,246
SOH/AGL Deduction	0
ASSESSED VALUE	365,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,246
TOTAL JUST VALUE	365,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005842	REPAIR/RRF	8,652	07/01/2019
B16466	NEW CONSTR	212,568	08/28/2006
C16466	CO ISSUED	212,568	10/01/2005
E16070	ELEC OTHER	2,000	10/01/2005
M10571	MECH OTHER	0	10/01/2005
P10259	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0278	5/27/2022	WD	Q	I	01	445,000
GRANTOR: FOLTZ PAUL LAWRENCE &						
GRANTEE: HARTLEY TAMMI						
2054/0557	6/10/2016	WD	Q	I	02	220,000
GRANTOR: THOMAS MARVIN D & HOL						
GRANTEE: FOLTZ PAUL LAWRENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2007] N10 W30 S10 E30$ W32 S23
FGR=[YR=2006] S21 E20 N24 W3 S3 W17$ E17 N3 E3 S24
FOP=[YR=2006] S2 E8 N2 W8$ E20 N44$ PTR=E20 FUS=[YR=2006] E40 S44 W14 N17 W4 S3 W3 S14 W19 N44$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS