LOT 69
IN OR 1402/266
TIMBER CREEK PLANTATION #1

ELLIOTT KIRBY E & CONNIE D
76529 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

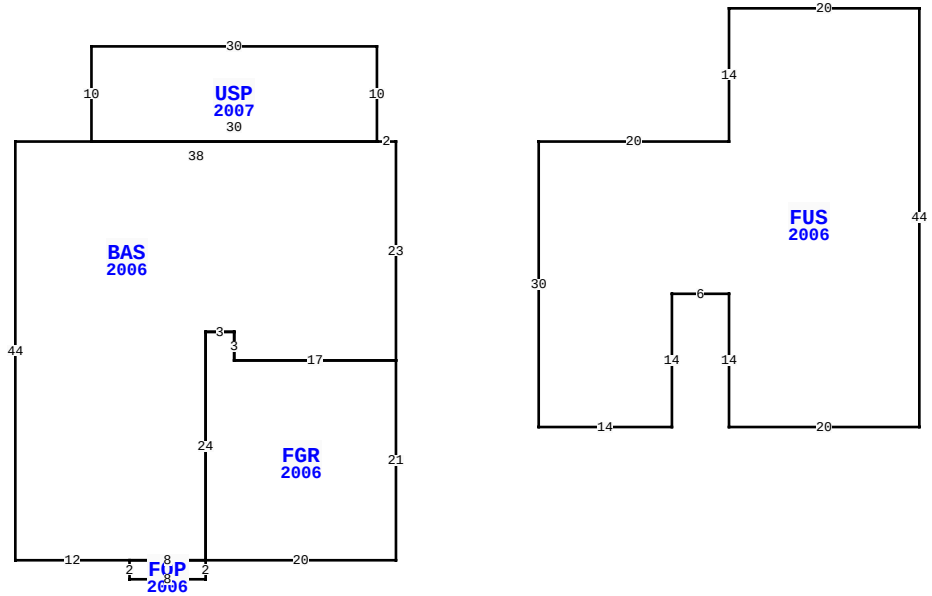
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	124,972
FGR	429	55	2006	236	22,159
FOP	16	30	2006	5	470
FUS	1,396	100	2006	1,396	131,076
USP	300	30	2007	90	8,451
TOTALS	3,472			3,058	287,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,058	98.8080	103.75	317,268	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2007 Heated Area: 2727 HX Base Yr 2007



76529 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		287,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		341,128
SOH/AGL Deduction		146,820
ASSESSED VALUE		194,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,897
TOTAL JUST VALUE		341,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003795	REPAIR/RRF	10,179	05/05/2020
C15900	CO ISSUED	194,946	08/01/2005
E15620	ELEC OTHER	2,000	08/01/2005
M10217	MECH OTHER	0	08/01/2005
R08124	REPAIR/RRF	8,000	08/01/2005
B15900	NEW CONSTR	194,946	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/0266	4/06/2006	WD	Q	I		252,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: ELLIOTT KIRBY E & C						
1324/0583	6/09/2005	WD	U	V	19	239,200
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 USP=[YR=2007] N10 W30 S10 E30$ W38 S44 E12 FOP=[YR=2006] S2 E8 N2 W8$ E8 FGR=[YR=2006] E20 N21 W17 N3 W3 S24$ N24 E3 S3 E17 N23$ PTR=E15 FUS=[YR=2006] E20 N14 E20 S44 W20 N14 W6 S14 W14 N30$ W15$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	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