LOT 79
IN OR 1944/358
TIMBER CREEK PLANTATION #1

PERCIVAL RICHARD T/TURNER NICHOL
76455 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0079-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

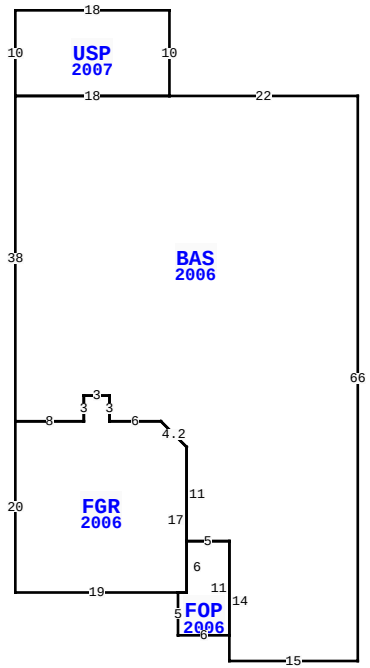
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2006	2,006	198,009
FGR	405	55	2006	223	22,012
FOP	60	30	2006	18	1,777
USP	180	30	2007	54	5,330
TOTALS	2,651			2,301	227,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	103.8800	109.07	250,970	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2016 Heated Area: 2006 HX Base Yr 2016



76455 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		281,128
SOH/AGL Deduction		101,971
ASSESSED VALUE		179,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,746
TOTAL JUST VALUE		281,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,645

EYB ADJSTD FOR NEW ROOF: 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004119	REPAIR/RRF	24,593	03/29/2023
C16094	CO ISSUED	146,259	09/01/2005
E15749	ELEC OTHER	1,800	09/01/2005
M10325	TANKS/BLRS	0	09/01/2005
P10033	OTHER	0	09/01/2005
R08249	REPAIR/RRF	8,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1944/0358	10/17/2014	WD	U	I	11	100
GRANTOR: WATSON WILLIAM R & AL						
GRANTEE: PERCIVAL RICHARD T						
1942/1289	10/17/2014	WD	Q	I	01	159,900
GRANTOR: WATSON WILLIAM R & AL						
GRANTEE: PERCIVAL RICHARD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 USP=[YR=2007] N10 W18 S10 E18$ W18 S38
FGR=[YR=2006] S20 E19 FOP=[YR=2006] S5 E6 N11 W5 S6 W1 $ E1
N17 L3 U3 W6 N3 W3 S3 W8$ E8 N3 E3 S3 E6 D3 R3 S11 E5 S14
E15 N66$.

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS