LOT 87
TIMBER CREEK PLANTATION #1
PB 6/394

CLARK DOUGLAS JAMES & JACKIE LYNN
76391 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0087-0000

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 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

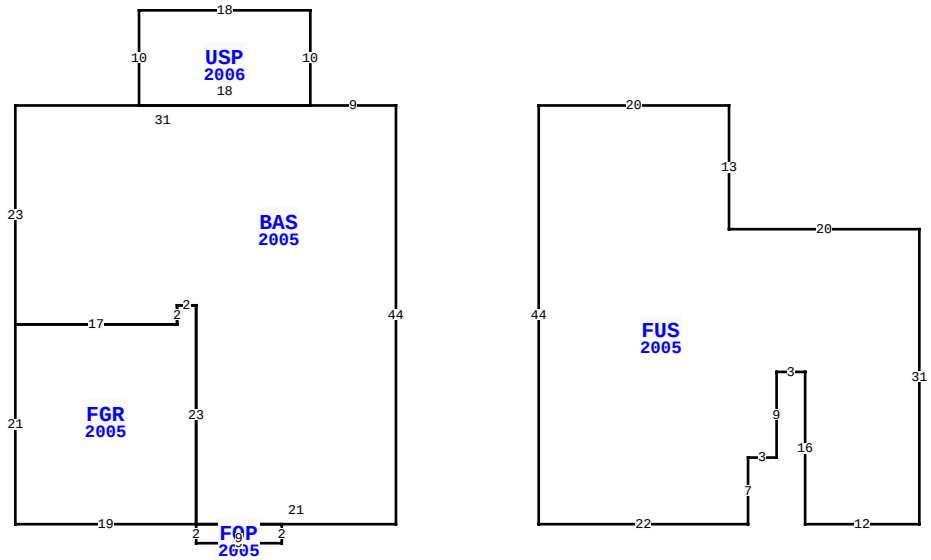
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,357	100	2005	1,357	126,820
FGR	403	55	2005	222	20,747
FOP	18	30	2005	5	467
FUS	1,431	100	2005	1,431	133,736
USP	180	30	2006	54	5,046
TOTALS	3,389			3,069	286,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	98.9000	103.84	318,685	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2010 Heated Area: 2788 HX Base Yr 2010



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

76391 LONG LEAF LOOP, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,816
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		340,816
SOH/AGL Deduction		131,657
ASSESSED VALUE		209,159
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		152,748
TOTAL JUST VALUE		340,816
NCON VALUE		13,679
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515304	NEW CONSTR	194,946	01/12/2006
B15654	ADDITION	2,000	07/01/2005
R0507685	REPAIR/RRF	8,000	05/01/2005
E0515067	ELEC OTHER	2,000	05/01/2005
M0509810	H/AC	0	05/01/2005
P0509526	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2844/1905	1/30/2026	WD	Q	I	01	390,000
GRANTOR: PEREZ LIZABETH						
GRANTEE: CLARK DOUGLAS JAMES						
1648/1258	11/05/2009	WD	U	I	12	179,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PEREZ JOSE A & LIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 USP=[YR=2006] N10 W18 S10 E18$ W31 S23 FGR=[YR=2005] S21 E19 FOP=[YR=2005] S2 E9 N2 W9$ N23 W2 S2 W17$ E17 N2 E2 S23 E21 N44$ PTR=[YR=2005] E15 FUS=[YR=2005] E20 S13 E 20S31 W12 N16 W3 S9 W3 S7 W22 N44$ W15$.

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