LOT 88
TIMBER CREEK PLANTATION #1
PB 6/394

SHUSTER AMY K L/E/
76389 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

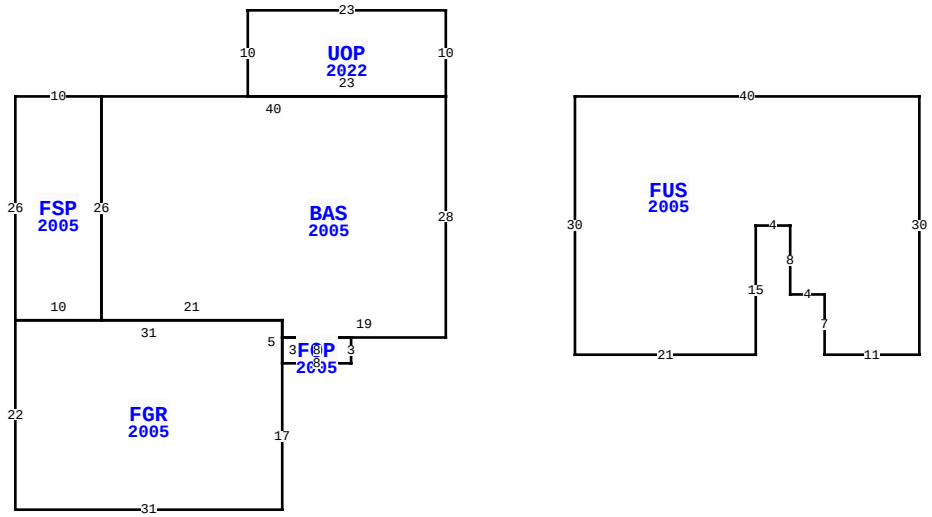
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,078	100	2005	1,078	106,111
FGR	682	55	2005	375	36,913
FOP	24	30	2005	7	689
FSP	260	40	2005	104	10,237
FUS	1,112	100	2005	1,112	109,457
UOP	230	20	2022	46	4,528
TOTALS	3,386			2,722	267,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	104.1600	109.37	297,705	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2007 Heated Area: 2190 HX Base Yr 2007



76389 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,934
TOTAL MARKET OB/XF VALUE		79,484
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		401,418
SOH/AGL Deduction		105,668
ASSESSED VALUE		295,750
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,339
TOTAL JUST VALUE		401,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006578	ADDITION	58,383	04/27/2022
22001856	SWIM POOL	110,000	02/02/2022
17007726	REPAIR/RRF	10,000	12/01/2017
B15659	ADDITION	2,000	07/01/2005
R0507613	REPAIR/RRF	8,000	05/01/2005
E0514941	ELEC OTHER	2,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1486	3/03/2021	QC	U	I	11	100
GRANTOR: SHUSTER AMY K						
GRANTEE: TERRELL MEGAN K & E						
2059/0338	7/19/2016	QC	U	I	11	100
GRANTOR: SHUSTER BRIAN WARD						
GRANTEE: SHUSTER AMY KATHLEE						

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
2	0911	SCRN RM A	0	100	0	0	1,820.00	SF	18.00	18.00	100	2022	2022	3	90	29,484	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N10 W23 S10 E23$ BAS=[YR=2005] W40
FSP=[YR=2005] W10 S26 FGR=[YR=2005] S22 E31 N17 FOP=[YR=2005]
E8 N3 W8 S3$ N5 W31$ E10 N26$ S26 E21 S2 E19 N28$ PTR=E15
FUS=[YR=2005] E40 S30 W11 N7 W4 N8 W4 S15 W21 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 79,484

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