LOT 93
TIMBER CREEK PLANTATION #1
PB 6/394

LETOURNEAUT JACQUELINE N
76357 LONGLEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

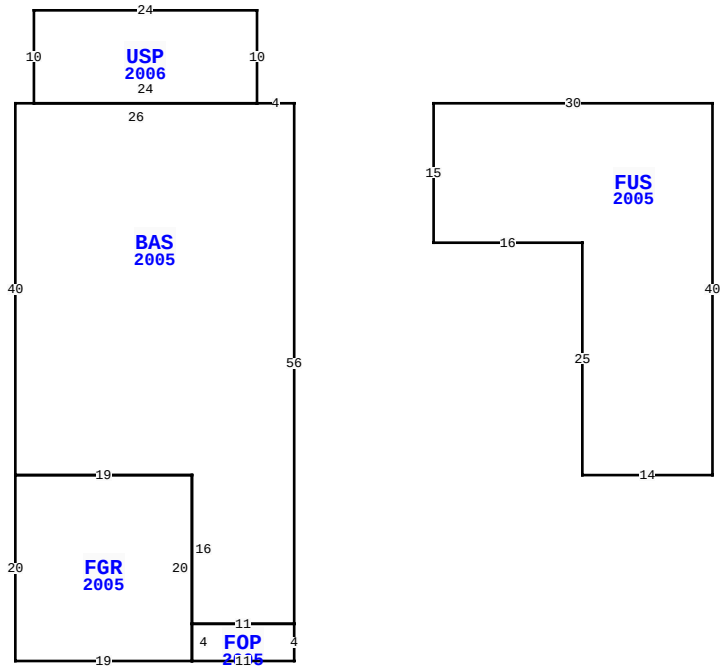
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,376	100	2005	1,376	136,695
FGR	380	55	2005	209	20,762
FOP	44	30	2005	13	1,292
FUS	800	100	2005	800	79,474
USP	240	30	2006	72	7,152
TOTALS	2,840			2,470	245,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	105.1200	110.38	272,639	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 2176 HX Base Yr 2024



76357 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		245,375
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		299,375
SOH/AGL Deduction		1,037
ASSESSED VALUE		298,338
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		241,927
TOTAL JUST VALUE		299,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07461	REPAIR/RRF	8,000	04/01/2005
B14994	NEW CONSTR	158,181	04/01/2005
E14731	ELEC OTHER	2,000	04/01/2005
M09568	OTHER	0	04/01/2005
P09302	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0516	5/09/2022	WD	Q	I	01	369,900
GRANTOR: GILVEY GINA N ORLANDO						
GRANTEE: LETOURNEAUT JACQUEL						
2205/1415	6/25/2018	QC	U	I	11	5,000
GRANTOR: ORLANDO GARY M JR & G						
GRANTEE: ORLANDO GINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W24 S10 E24$ W26 S40 FGR=[YR=2005] S20 E19 FOP=[YR=2005] E11 N4 W11 S4$ N20 W19 $ E19 S16 E11 N56$ PTR=E15 FUS=[YR=2005] E30 S40 W14 N25 W16 N15$ 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