

LOT 95
TIMBER CREEK PLANTATION #1
PB 6/394

LUCAS NATHAN R & MEREDITH A
76337 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0095-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 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	1,855	100	2005	1,855	186,216
FGR	399	55	2005	219	21,984
FOP	36	30	2005	11	1,104
USP	200	30	2006	60	6,023
TOTALS	2,490			2,145	215,328

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,145	106.2320	111.54	239,253	2005	2005	0	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2023				Heated Area: 1855				HX Base Yr 2023					
20 10 USP 2006 20 10 26 14 BAS 2005 37 58 19 10 16 6 6 11 5 19 15 21 19 FGR 2005 6-06 2005													