LOT 101
IN OR 1373/809
TIMBER CREEK PLANTATION #1

TAM PAUL P & SABRINA K
76281 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

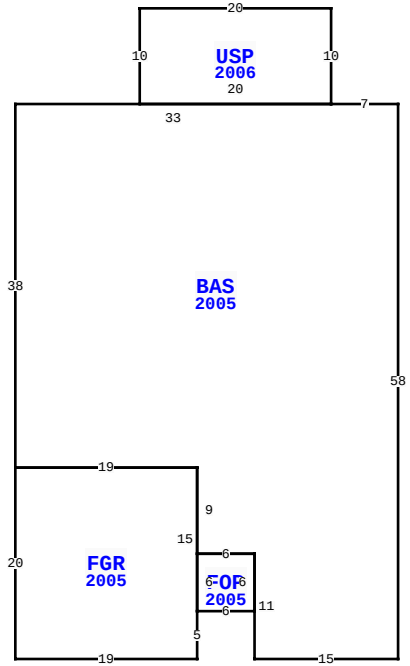
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,874	100	2005	1,874	187,095
FGR	380	55	2005	209	20,866
FOP	36	30	2005	11	1,098
USP	200	30	2006	60	5,990
TOTALS	2,490			2,154	215,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	105.6440	110.93	238,943	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 1874 HX Base Yr 2006



76281 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		215,049
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		269,049
SOH/AGL Deduction		115,674
ASSESSED VALUE		153,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,964
TOTAL JUST VALUE		269,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001852	REPAIR/RRF	10,000	03/01/2018
E14597	ELEC OTHER	1,800	03/01/2005
M09463	MECH OTHER	0	03/01/2005
P09205	OTHER	0	03/01/2005
R07365	REPAIR/RRF	8,000	03/01/2005
B14831	NEW CONSTR	138,551	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0809	12/13/2005	WD	Q	I		170,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: TAM PAUL P & SABRIN						
1272/0945	11/09/2004	WD	U	V	19	119,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 USP=[YR=2006] N10 W20 S10 E20$ W33 S38
FGR=[YR=2005] S20 E19 N5 FOP=[YR=2005] E6 N6 W6 S6$ N15 W19$
E19 S9 E6 S11 E15 N58$.

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