LOT 102
TIMBER CREEK PLANTATION #1
PB 6/394

ROBERTS MONICA M
76271 LONG LEAF LOOP
YULEE, FL 32097

**2026**

**11-2N-26-2050-0102-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

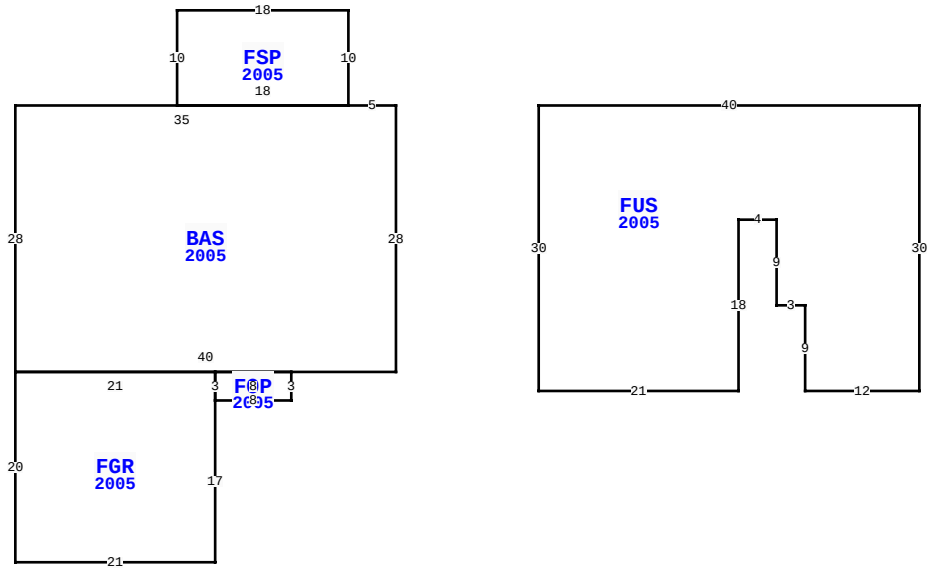
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| 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 | 1,120 | 100 | 2005 | 1,120 | 111,051 |
| FGR | 420 | 55 | 2005 | 231 | 22,904 |
| FOP | 24 | 30 | 2005 | 7 | 694 |
| FSP | 180 | 40 | 2005 | 72 | 7,139 |
| FUS | 1,101 | 100 | 2005 | 1,101 | 109,167 |
| TOTALS | 2,845 | | | 2,531 | 250,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,531 | 104.9280 | 110.17 | 278,840 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 2221 HX Base Yr 2006




76271 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 | | 250,956 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 304,956 |
| SOH/AGL Deduction | | 179,648 |
| ASSESSED VALUE | | 125,308 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 73,897 |
| TOTAL JUST VALUE | | 304,956 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,318 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18009483 | REPAIR/RRF | 9,000 | 12/01/2018 |
| E14685 | ELEC OTHER | 2,000 | 03/01/2005 |
| M09513 | MECH OTHER | 0 | 03/01/2005 |
| P09253 | OTHER | 0 | 03/01/2005 |
| R07410 | REPAIR/RRF | 8,000 | 03/01/2005 |
| B14888 | NEW CONSTR | 163,080 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2392/1997 | 9/15/2020 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERTS JULIAN L & MO | | | | | | |
| GRANTEE: ROBERTS MONICA M | | | | | | |
| 1355/0995 | 10/04/2005 | WD | Q | I | | 205,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: ROBERTS JULIAN L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W5 FSP=[YR=2005] N10 W18 S10 E18$ W35 S28
FGR=[YR=2005] S20 E21 N17 FOP=[YR=2005] E8 N3 W8 S3$ N3 W21$
E40 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W12 N9 W3 N9 W4 S18
W21 N30$ 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