LOT 108
TIMBER CREEK PLANTATION #1
PB 6/394

MURDAUGH INDIA L L/E/
76219 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

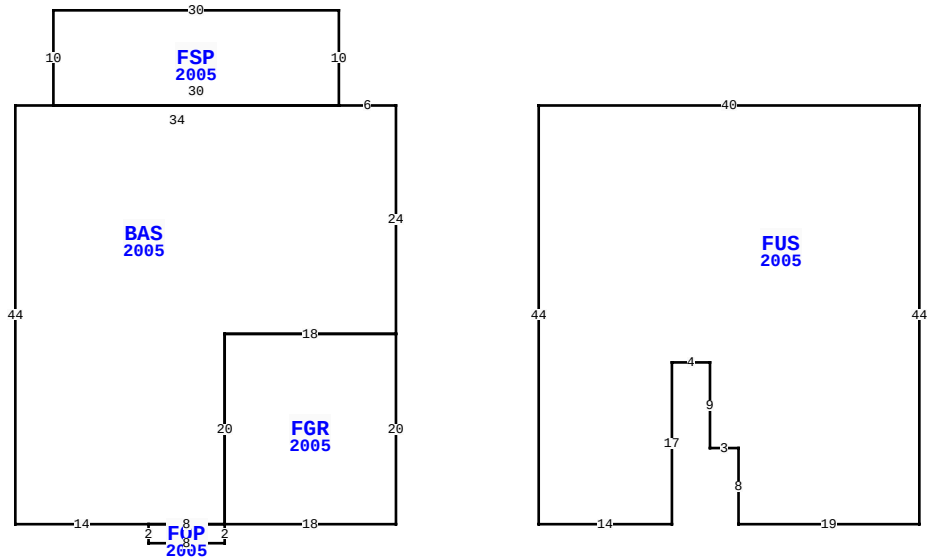
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	2005	1,400	128,407
FGR	360	55	2005	198	18,160
FOP	16	30	2005	5	459
FSP	300	40	2005	120	11,006
FUS	1,668	100	2005	1,668	152,987
TOTALS	3,744			3,391	311,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	97.0600	101.91	345,577	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 3068 HX Base Yr 2006



76219 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		311,019
TOTAL MARKET OB/XF VALUE		47,288
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		412,307
SOH/AGL Deduction		181,274
ASSESSED VALUE		231,033
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		174,622
TOTAL JUST VALUE		412,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22711	SCREEN ENCLOSURE	4,000	07/01/2009
B22614	SWIM POOL	25,000	06/01/2009
R0507108	REPAIR/RRF	8,000	02/01/2005
E0514223	ELEC OTHER	2,000	02/01/2005
M0509167	MECH OTHER	0	02/01/2005
P0508932	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/511	11/27/2023	LE	U	I	11	100
GRANTOR: MURDAUGH INDIA L						
GRANTEE: MURDAUGH MILLER						
1330/0972	7/05/2005	WD	Q	I		210,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: MURDAUGH RICHARD A						

BUILDING NOTES

EXTRA FEATURES

L N	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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500	
4	0911	SCRN RM A	0	100	26	33	858.00	SF	18.00	18.00	100	2009	2009	3	31	4,788	

BUILDING DIMENSIONS

BAS=[YR=2005] W6 FSP=[YR=2005] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2005] S2 E8 N2 W8$ E8 FGR=[YR=2005] E18 N20 W18 S20$ N20 E18 N24$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N8 W3 N9 W4 S17 W14 N44$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 47,288

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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