LOT 110
TIMBER CREEK PLANTATION #1
PB 6/394

SPROUL SANDRA L/E/
76203 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

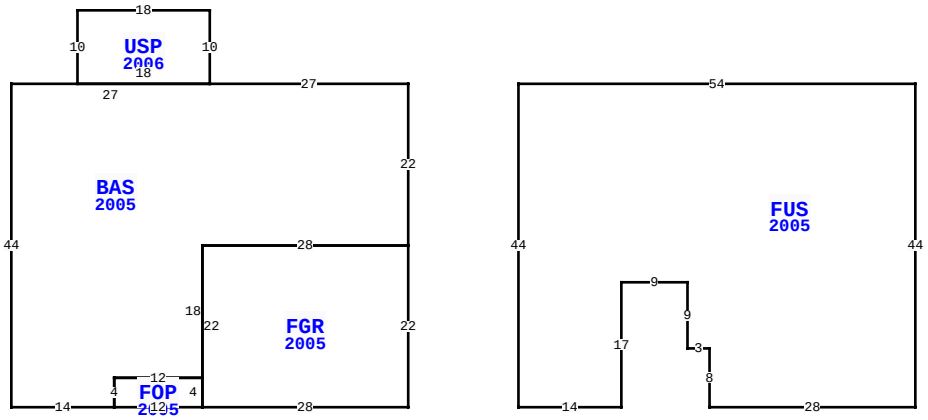
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	1,712	100	2005	1,712	154,465
FGR	616	55	2005	339	30,587
FOP	48	30	2005	14	1,264
FUS	2,199	100	2005	2,199	198,405
USP	180	30	2006	54	4,873
TOTALS	4,755			4,318	389,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,318	95.4800	100.25	432,880	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 3911 HX Base Yr 2006



76203 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,592
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		443,592
SOH/AGL Deduction		245,774
ASSESSED VALUE		197,818
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		141,407
TOTAL JUST VALUE		443,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300885	REPAIR/RRF	16,238	01/20/2023
M2205768	H/AC	0	04/13/2022
P0408803	OTHER	0	12/01/2004
E0414026	ELEC OTHER	2,000	12/01/2004
M0409057	H/AC	0	12/01/2004
R046998	REPAIR/RRF	8,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/1716	8/29/2025	LE	U	I	11	100
GRANTOR: SPROUL SANDRA O						
GRANTEE: SPROUL SANDRA TESTA						
2681/1474	11/13/2023	QC	U	I	11	100
GRANTOR: SPROUL JOSEPH & SANDR						
GRANTEE: SPROUL SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 USP=[YR=2006] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2005] E12 FGR=[YR=2005] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=E15 FUS=[YR=2005] E54 S44 W28 N8 W3 N9 W9 S17 W14 N44$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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