LOT 123
IN OR 1890/1376
TIMBER CREEK PLANTATION #1

VAN LONG
76055 HARLEY CT
YULEE, FL 32097

2026

11-2N-26-2050-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

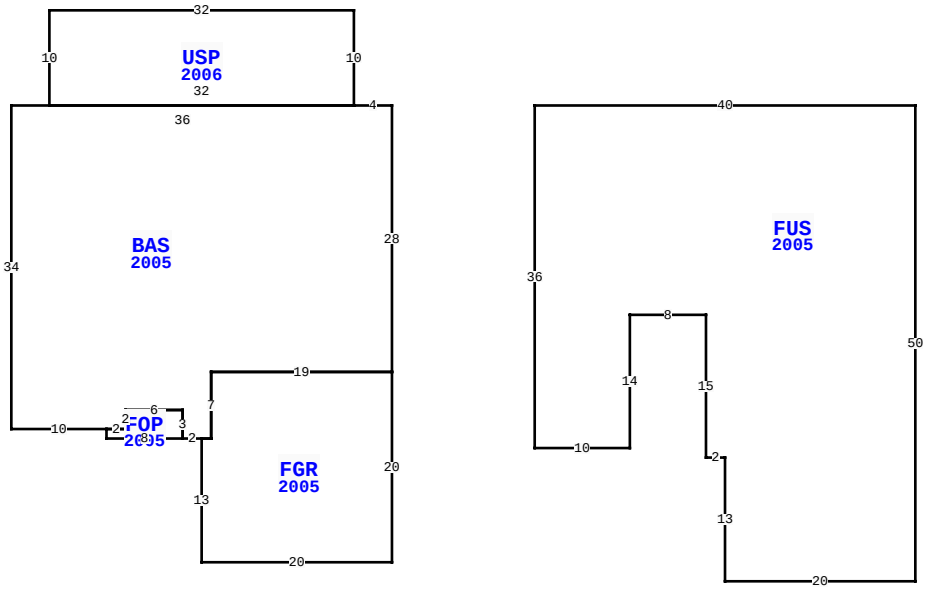
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,237	100	2005	1,237	113,719
FGR	393	55	2005	216	19,857
FOP	20	30	2005	6	552
FUS	1,610	100	2005	1,610	148,009
USP	320	30	2006	96	8,825
TOTALS	3,580			3,165	290,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,165	97.1520	102.01	322,862	2005	2005	0	0	0	9.88	90.12

1 SINGLE FAM 100% - 2014 Heated Area: 2847 HX Base Yr 2014



76055 HARLEY CT, 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		290,963
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		344,963
SOH/AGL Deduction		139,259
ASSESSED VALUE		205,704
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		149,293
TOTAL JUST VALUE		344,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002690	REPAIR/RRF	12,353	03/26/2020
B13468	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1376	11/01/2013	WD	Q	I	02	170,000
GRANTOR: TALLENT AMBER						
GRANTEE: VAN LONG & LE HOA T						
1880/1688	1/25/2012	QC	U	I	11	100
GRANTOR: PROFIT CHRISTOPHER D						
GRANTEE: TALLENT AMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 USP=[YR=2006] N10 W32 S10 E32$ W36 S34 E10 FOP=[YR=2005] S1 E8 N3 W6 S2 W2$ E2 N2 E6 S3 E2 FGR=[YR=2005] S13 E20 N20 W19 S7 W1$ E1 N7 E19 N28$ PTR=E15 FUS=[YR=2005] E40 S50 W20 N13 W2 N15 W8 S14 W10 N36$ 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