LOT 131
IN OR 1326/1564
TIMBER CREEK PLANTATION #1

VILLATORO HECTOR S & AIDA M
76146 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

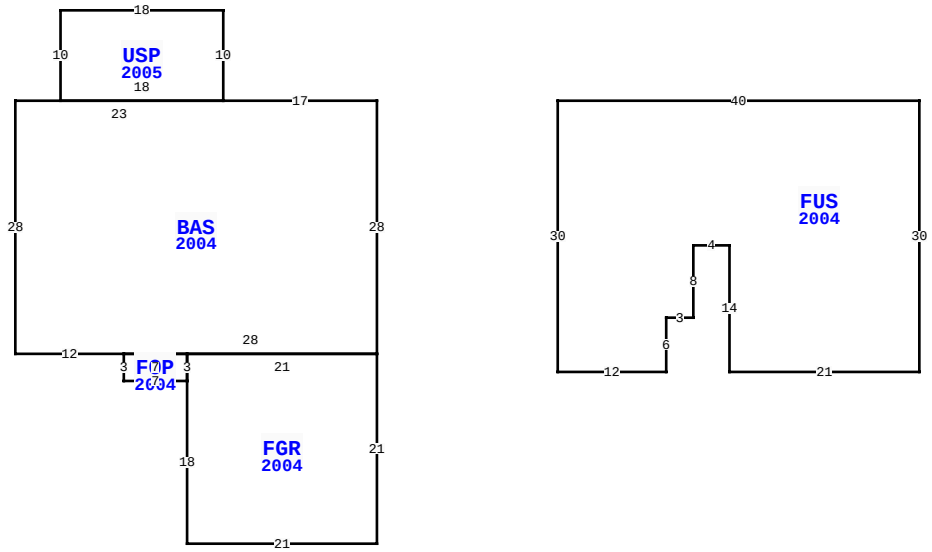
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2004	1,120	108,264
FGR	441	55	2004	243	23,489
FOP	21	30	2004	6	580
FUS	1,126	100	2004	1,126	108,843
USP	180	30	2005	54	5,219
TOTALS	2,888			2,549	246,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	102.7200	107.86	274,935	2004	2004	0	0	0	10.38	89.62

1 SINGLE FAM 100% - 2008 Heated Area: 2246 HX Base Yr 2008



76146 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		246,397
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		300,397
SOH/AGL Deduction		126,756
ASSESSED VALUE		173,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,230
TOTAL JUST VALUE		300,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1564	6/17/2005	WD	Q	I		208,000
GRANTOR: BRUNZ MELISSA H						
GRANTEE: VILLATORO HECTOR S						
1290/0358	1/24/2005	WD	U	I	21	153,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: BRUNZ MELISSA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 USP=[YR=2005] N10 W18 S10 E18$ W23 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2004] S18 E21 N21 W21 S3$ N3 W7$ E28 N28$ PTR=E20 FUS=[YR=2004] E40 S30 W21 N14 W4 S8 W3 S6 W12 N30$ W20$.

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	000134	C	RES POND	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