LOT 151
IN OR 1402/247
TIMBER CREEK PLANTATION #1

JAMES BENNIE S & BARBARA A
76436 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

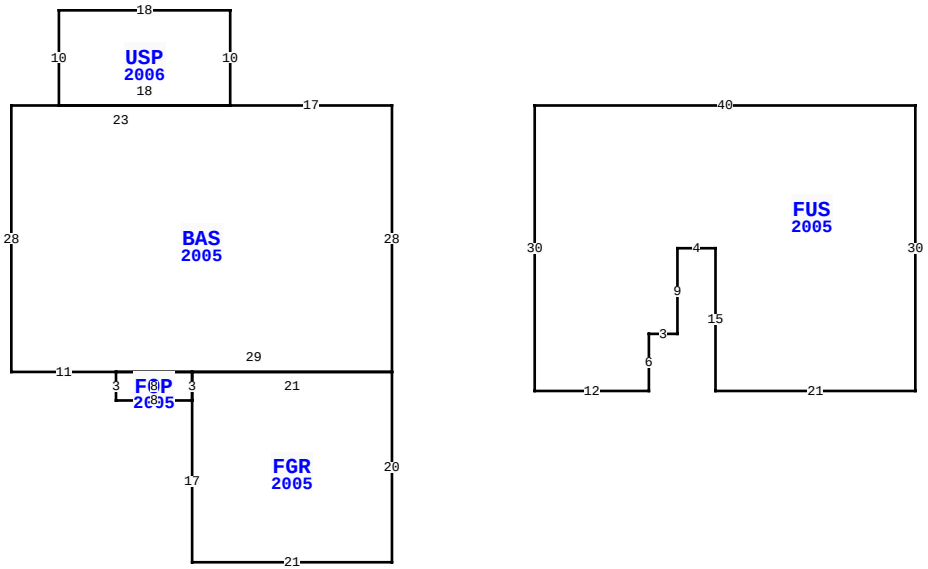
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,120	100	2005	1,120	110,245
FGR	420	55	2005	231	22,738
FOP	24	30	2005	7	689
FUS	1,122	100	2005	1,122	110,442
USP	180	30	2006	54	5,315
TOTALS	2,866			2,534	249,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	104.1600	109.37	277,144	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2007 Heated Area: 2242 HX Base Yr 2007



76436 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		249,430
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		303,430
SOH/AGL Deduction		128,276
ASSESSED VALUE		175,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,743
TOTAL JUST VALUE		303,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515431	NEW CONSTR	161,280	02/13/2006
R0507770	REPAIR/RRF	8,000	06/01/2005
M0509917	H/AC	0	06/01/2005
E0515192	ELEC OTHER	2,000	06/01/2005
P0509616	OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0247	4/06/2006	WD	Q	I		232,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: JAMES BENNIE S & BA						
1311/0775	4/21/2005	WD	U	V	19	358,800
GRANTOR: TIMBER CREEK LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 USP=[YR=2006] N10 W18 S10 E18$ W23 S28 E11 FOP=[YR=2005] S3 E8 FGR=[YR=2005] S17 E21 N20 W21 S3$ N3 W8$ E29 N28$ PTR=E15 FUS=[YR=2005] E40 S30 W21 N15 W4 S9 W3 S6 W12 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	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