LOT 158
IN OR 2061/1738
TIMBER CREEK PLANTATION #1

SANTIAGO JOSE GADIEL & KAROL Y
149 CYPRESS PRESERVE BLVD
MONCKS CORNER, SC 29461

2026

11-2N-26-2050-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

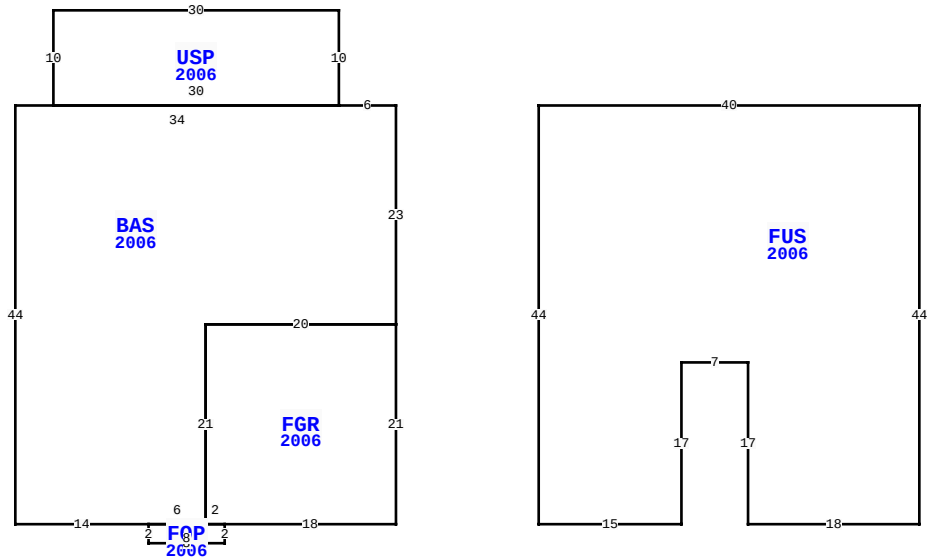
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,340	100	2006	1,340	127,103
FGR	420	55	2006	231	21,911
FOP	16	30	2006	5	474
FUS	1,641	100	2006	1,641	155,654
USP	300	30	2006	90	8,537
TOTALS	3,717			3,307	313,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,307	99.8200	104.81	346,607	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2017 Heated Area: 2981 HX Base Yr 2017



76550 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		313,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		367,679
SOH/AGL Deduction		126,151
ASSESSED VALUE		241,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,117
TOTAL JUST VALUE		367,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007338	REPAIR/RRF	9,100	11/01/2017
B15734	NEW CONSTR	211,690	02/23/2006
B16369	ADDITION	3,000	10/01/2005
E15460	ELEC OTHER	2,000	08/01/2005
R08012	REPAIR/RRF	8,000	08/01/2005
P09783	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1738	7/15/2016	WD	Q	I	01	212,000
GRANTOR: BRYAN CRAIG E & JENNI						
GRANTEE: SANTIAGO JOSE GADIE						
1726/1618	2/28/2011	WD	U	I	37	160,000
GRANTOR: RUIZ KARLA U & RAMIRO						
GRANTEE: BRYAN CRAIG E & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W6 USP=[YR=2006] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2006] S2 E8 N2 FGR=[YR=2006] E18 N21 W20 S21 E2$ W8$ E6 N21 E20 N23$ PTR=E15 FUS=[YR=2006] E40 S44 W18 N17 W7 S17 W15 N44$ 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