LOT 159
TIMBER CREEK PLANTATION #1
PB 6/394

DOORS HOLDINGS 2025-1 LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

11-2N-26-2050-0159-0000

BUILDING CHARACTERISTICS

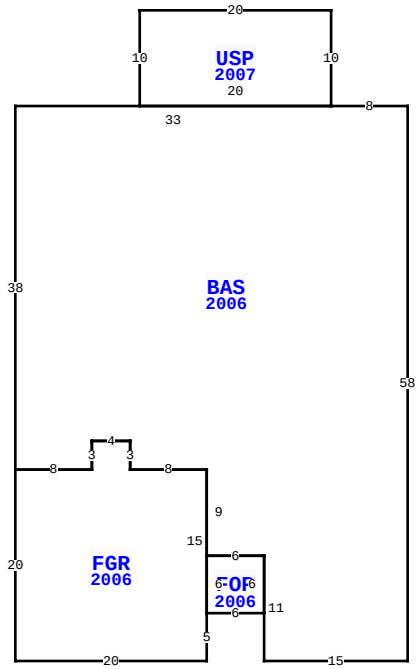
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,900	100	2006	1,900	200,992
FGR	412	55	2006	227	24,013
FOP	36	30	2006	11	1,164
USP	200	30	2007	60	6,347
TOTALS	2,548			2,198	232,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	111.3280	116.89	256,924	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 1900 HX Base Yr



76564 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,516
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	286,516
SOH/AGL Deduction	0
ASSESSED VALUE	286,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,516
TOTAL JUST VALUE	286,516
NCON VALUE	11,083
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15781	NEW CONSTR	136,551	02/28/2006
E15498	ELEC OTHER	1,800	08/01/2005
M10122	MECH OTHER	0	08/01/2005
R08039	REPAIR/RRF	8,000	08/01/2005
P09808	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/157	6/27/2025	WD	Q	I	01	319,000
GRANTOR: HODGES RICK L						
GRANTEE: DOORS HOLDINGS 2025						
2799/156	6/27/2025	QC	U	I	11	100
GRANTOR: LYNCH ASHLEY L						
GRANTEE: HODGES RICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2007] N10 W20 S10 E20$ W33 S38
FGR=[YR=2006] S20 E20 N5 FOP=[YR=2006] E6 N6 W6 S6$ N15 W8 N3
W4 S3 W8$ E8 N3 E4 S3 E8 S9 E6 S11 E15 N58$.

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	0	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