LOT 165
TIMBER CREEK PLANTATION #1
PB 6/394

SHANTA HOLDINGS LLC
7901 4TH STREET NORTH SUITE 30
ST PETERSBURG, FL 33702

2026

11-2N-26-2050-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	19	MARBLE 40
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

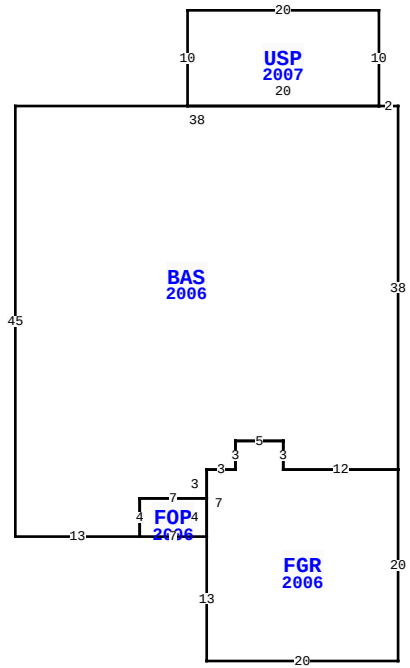
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	2006	1,617	189,128
FGR	415	55	2006	228	26,668
FOP	28	30	2006	8	936
USP	200	30	2007	60	7,017
TOTALS	2,260			1,913	223,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	123.0880	129.24	247,236	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2024 Heated Area: 1617 HX Base Yr



76622 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	223,749
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	277,749
SOH/AGL Deduction	0
ASSESSED VALUE	277,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,749
TOTAL JUST VALUE	277,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16298	NEW CONSTR	121,502	08/01/2006
C16298	CO ISSUED	121,502	10/01/2005
E15937	ELEC OTHER	1,800	10/01/2005
M10472	MECH OTHER	0	10/01/2005
P10140	OTHER	0	10/01/2005
R08385	REPAIR/RRF	8,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/335	9/07/2023	QC	U	I	11	100
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: SHANTA HOLDINGS LLC						
1438/0685	8/21/2006	WD	Q	I		194,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 USP=[YR=2007] N10 W20 S10 E20$ W38 S45 E13
FOP=[YR=2006] E7 FGR=[YR=2006] S13 E20 N20 W12 N3 W5 S3 W3
S7$ N4 W7 S4$ N4 E7 N3 E3 N3 E5 S3 E12 N38$.

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