LOT 166
IN OR 2002/423
TIMBER CREEK PLANTATION #1

COMBS CHRISTOPHER P & HILARY ANN
76630 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0166-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

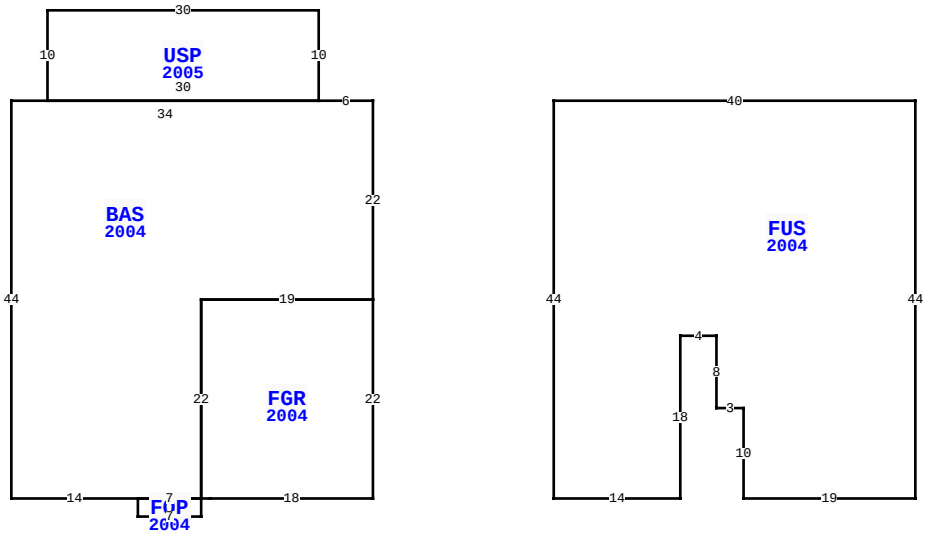
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,342	100	2004	1,342	126,811
FGR	418	55	2004	230	21,733
FOP	14	30	2004	4	378
FUS	1,658	100	2004	1,658	156,672
USP	300	30	2005	90	8,504
TOTALS	3,732			3,324	314,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,324	100.5560	105.58	350,948	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2019 Heated Area: 3000 HX Base Yr 2019



76630 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		314,098
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		368,098
SOH/AGL Deduction		85,965
ASSESSED VALUE		282,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,722
TOTAL JUST VALUE		368,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2002/0423	8/27/2015	WD	Q	I	01	217,000
GRANTOR: KINCAID JUSTIN M & AP						
GRANTEE: COMBS CHRISTOPHER P						
1752/0232	8/19/2011	WD	U	I	38	155,000
GRANTOR: JACKSON GLORIA M						
GRANTEE: KINCAID JUSTIN M &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=20,0] E40 S44 W19 N10 W3 N8 W4 S18 W14 N44 $
BAS=[YR=2004;ORIG=0,0] W6 W34 S44 E14 E7 N22 E19 N22 $
FGR=[YR=2004;ORIG=-18,44] E18 N22 W19 S22 E1 $
USP=[YR=2005;ORIG=-6,0] N10 W30 S10 E30 $
FOP=[YR=2004;ORIG=-26,44] S2 E7 N2 W7 $
PTR=[ORIG=0,0] E20 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