LOT 167
IN OR 2151/1704
TIMBER CREEK PLANTATION #1

SONGER JAMES J & TERA R
76102 LONG LEAF LOOP
YULEE, FL 32097

2026

11-2N-26-2050-0167-0000

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 70
Interior Floo	08	SHT VINYL 30
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

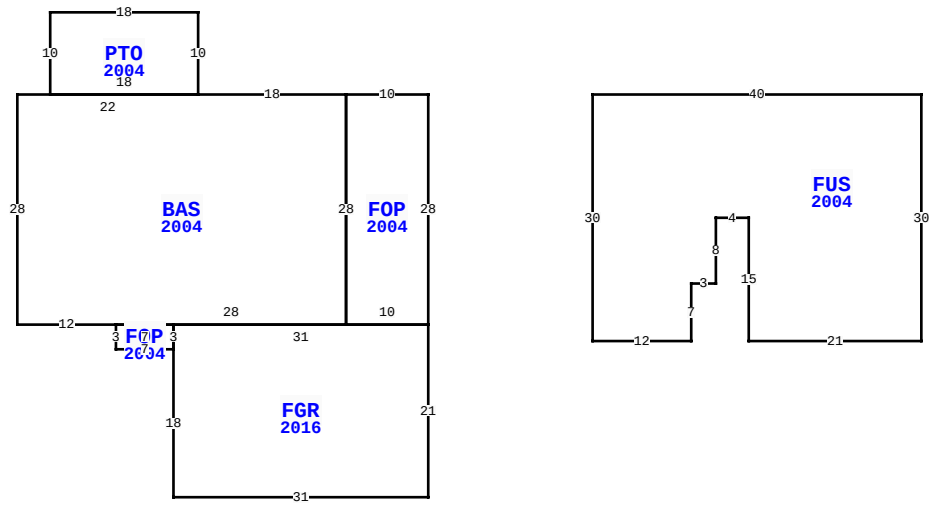
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2004	1,120	109,632
FGR	651	55	2016	358	35,043
FOP	21	30	2004	6	587
FOP	280	30	2004	84	8,222
FUS	1,119	100	2004	1,119	109,535
PTO	180	5	2004	9	881
TOTALS	3,371			2,696	263,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	104.1600	109.37	294,862	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2024 Heated Area: 2239 HX Base Yr



76102 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		263,901
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		317,901
SOH/AGL Deduction		1,060
ASSESSED VALUE		316,841
TOTAL EXEMPTION VALUE	13	316,841
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		317,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2151/1704	10/13/2017	WD	Q	I	01	226,000
GRANTOR: STOUT STEVEN C II & A						
GRANTEE: SONGER JAMES J & TE						
1543/1774	12/31/2007	WD	Q	I		199,900
GRANTOR: CHUN PETER L						
GRANTEE: STOUT STEVEN C II &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W18 PTO=[YR=2004] N10 W18 S10 E18$ W22 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2016] S18 E31 N21 W31 S3$ N3 W7$ E28 N28$ S28 E10 N28$ PTR=E20 FUS=[YR=2004] E40 S30 W21 N15 W4 S8 W3 S7 W12 N30$ 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