

LOT 89
TIMBER CREEK PLANTATION #1
PB 6/394

SAHRPHILLIPS JACQUELINE F/LINKFIELD HEATHER MERICA
76385 LONGLEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0089-0000



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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1,348	108,048
FGR	440	55	242	19,397
FOP	24	30	7	561
FUS	1,744	100	1,744	139,788
USP	300	30	90	7,214
TOTALS	3,856		3,431	275,009

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,283.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	546.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	997.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

REVIEW DATE 06/28/2021 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,431	97.0600	87.60	300,556	2005	2005	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2017 Heated Area: 3092 HX Base Yr 2017											

76385 LONG LEAF LOOP, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1, 283.00	SF	5.20	5.20	100	2005	2005	3	87	5,804		
546.00	SF	85.00	85.00	100	2021	2021	3	98	45,482		
997.00	SF	10.00	10.00	100	2021	2021	3	100	9,970		
240.00	SF	6.50	6.50	100	2021	2021	3	100	1,560		
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TOTAL OB/XF											
62,816											

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						275,009					
TOTAL MARKET OB/XF VALUE						62,816					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						392,825					
SOH/AGL Deduction						127,137					
ASSESSED VALUE						265,688					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						215,688					
TOTAL JUST VALUE						392,825					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						324,236					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009510	SWIM POOL	40,000	10/09/2020
R0507612	REPAIR/RRF	8,000	05/01/2005
E0514940	ELEC OTHER	2,000	05/01/2005
M0509722	H/AC	0	05/01/2005
B0515201	NEW CONSTR	210,837	05/01/2005
P0509432	OTHER	0	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0650	5/11/2022	QC	U	I	11	100	
GRANTOR: SAHRPHILLIPS JACQUELI							
GRANTEE: SAHRPHILLIPS JACQUE							
2062/0114	7/28/2016	SW	U	I	12	209,900	
GRANTOR: FEDERAL HOME LOAN MTG							
GRANTEE: SAHRPHILLIPS JACQUE							

BUILDING NOTES											
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BAS=[YR=2005] W6 USP=[YR=2006] N10 W30 S10 E30\$ W34 S2 W20 S6
FGR=[YR=2005] S22 E20 N22 W20\$ E20 S24 E14 FOP=[YR=2005] E12
N2 W12 S2\$ N2 E26 N30\$ PTR=E15 FUS=[YR=2005] E20 N2 E40 S32
W14 N4 W4 N6 W8 S10 W14 N2 W20 N28\$ W15\$.

BUILDING DIMENSIONS											

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