LOT 104
TIMBER CREEK PLANTATION #1
PB 6/394

PHILLIPS PAUL J
76253 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0104-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

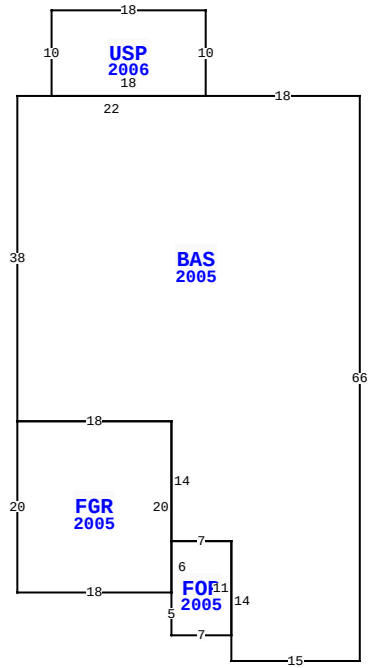
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	174,823
FGR	360	55	198	16,985
FOP	77	30	23	1,973
USP	180	30	54	4,633
TOTALS	2,655		2,313	198,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	103.8800	93.75	216,844	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2038 HX Base Yr



76253 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,412
TOTAL MARKET OB/XF VALUE	3,398
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,810
SOH/AGL Deduction	0
ASSESSED VALUE	256,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,810
TOTAL JUST VALUE	256,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507121	REPAIR/RRF	8,000	02/01/2005
E0514243	ELEC OTHER	1,800	02/01/2005
M0509176	MECH OTHER	0	02/01/2005
P0508951	OTHER	0	02/01/2005
B0514418	NEW CONSTR	148,059	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1863	12/13/2022	WD	Q	I	01	350,000
GRANTOR: HERNANDEZ PEDRO A						
GRANTEE: PHILLIPS PAUL J						
2163/1879	12/05/2017	WD	Q	I	01	210,000
GRANTOR: DANIEL JOHN S IV & CR						
GRANTEE: HERNANDEZ PEDRO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2006] N10 W18 S10 E18$ W22 S38 FGR=[YR=2005] S20 E18 FOP=[YR=2005] S5 E7 N11 W7 S6$ N20 W18$ E18 S14 E7 S14 E 15 N66$.

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
1	0811	CONCRETE B	0	0	0	0	751.00	SF	5.20	5.20	100	2005	2005	3	87	3,398	

LAND DESCRIPTION

TOTAL OB/XF 3,398

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	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS