LOT 106
TIMBER CREEK PLANTATION #1
PB 6/394

HUGHES MATTHEW M & BELEN R
76235 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0106-0000

BUILDING CHARACTERISTICS

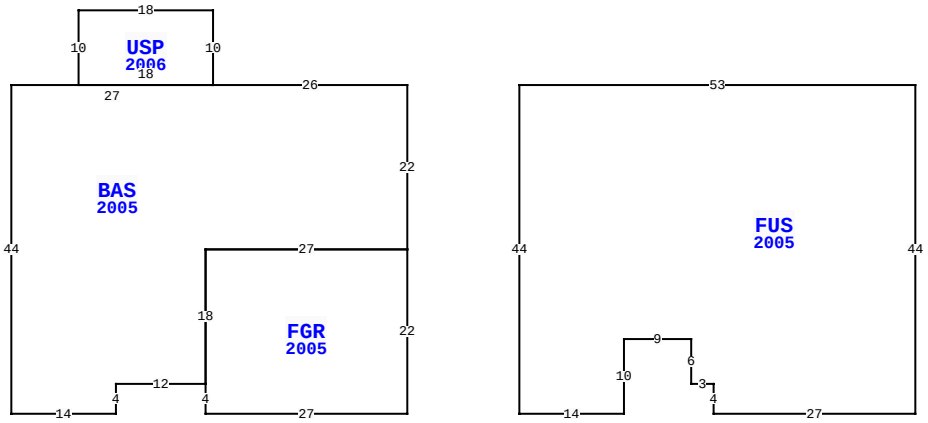
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 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	1,690	100	1,690	107,579
FGR	594	55	327	20,815
FUS	2,230	100	2,230	141,954
USP	180	30	54	3,438
TOTALS	4,694		4,301	273,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,301	77.0880	69.57	299,221	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3920 HX Base Yr 2021



76235 LONG LEAF LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,787
TOTAL MARKET OB/XF VALUE		5,116
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		333,903
SOH/AGL Deduction		67,928
ASSESSED VALUE		265,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,975
TOTAL JUST VALUE		333,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507119	REPAIR/RRF	8,000	02/01/2005
E0514241	ELEC OTHER	2,000	02/01/2005
M0509174	MECH OTHER	0	02/01/2005
P0508949	OTHER	0	02/01/2005
B0514416	NEW CONSTR	283,252	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1292	5/04/2020	WD	Q	I	01	265,000
GRANTOR: BERO JOHN M & MICHELE						
GRANTEE: HUGHES MATTHEW M &						
1549/0166	2/01/2008	WD	U	I	05	250,000
GRANTOR: STEINERT BRANDON B &						
GRANTEE: BERO JOHN M & MICHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 USP=[YR=2006] N10 W18 S10 E18$ W27 S44 E14 N4 E12 FGR=[YR=2005] S4 E27 N22 W27 S18$ N18 E27 N22$ PTR=E15 FUS=[YR=2005] E53 S44 W27 N4 W3 N6 W9 S10 W14 N44$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2005	2005	3	87	5,116	

LAND DESCRIPTION

TOTAL OB/XF 5,116

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	100	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