

LOT 115
IN OR 2033/1827
TIMBER CREEK PLANTATION #1

MOUGHTON SUSAN V & JONATHAN R
76151 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0115-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 50		
Exterior Wall	17	CB STUCCO 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1,231	103,692
FGR	593	55	326	27,460
FOP	26	30	8	674
FSP	280	40	112	9,434
FUS	1,720	100	1,720	144,883
PTO	32	5	2	168

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,399	99.8200	90.09	306,216	2004	2009	0	0	0	6.50	93.50

1 SINGLE FAM - 100% - 2018

Heated Area: 2951

HX Base Yr 2018

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2951 square feet. The plan includes several rooms and areas, each labeled with a code and year: BAS 2004 (Bathroom), FGR 2004 (Front Garden Room), FOP 2004 (Front Office), FUS 2004 (Front Utility Room), FSP 2012 (Front Storage Room), and PTO 2004 (Patio). The diagram shows the overall footprint of the house, including the front yard, and provides dimensions for each area. The front yard is 34 feet wide and 20 feet deep. The front office is 20 feet wide and 10 feet deep. The front utility room is 28 feet wide and 10 feet deep. The front storage room is 28 feet wide and 10 feet deep. The bathroom is 28 feet wide and 10 feet deep. The front garden room is 29 feet wide and 10 feet deep. The patio is 8 feet wide and 4 feet deep. The front yard is 34 feet wide and 20 feet deep. The front office is 20 feet wide and 10 feet deep. The front utility room is 28 feet wide and 10 feet deep. The front storage room is 28 feet wide and 10 feet deep. The bathroom is 28 feet wide and 10 feet deep. The front garden room is 29 feet wide and 10 feet deep. The patio is 8 feet wide and 4 feet deep.

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			286,312		
TOTAL MARKET OB/XF VALUE			3,595		
TOTAL LAND VALUE - MARKET			55,000		
TOTAL MARKET VALUE			344,907		
SOH/AGL Deduction			107,563		
ASSESSED VALUE			237,344		
TOTAL EXEMPTION VALUE		HX HB	50,000		
BASE TAXABLE VALUE			187,344		
TOTAL JUST VALUE			344,907		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			291,198		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	100	0	0			4.00	100	2004	2004
76151 LONG LEAF LOOP, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
TOTAL OB/XF 3,595												
NOTES												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 3,595												
UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV												
55,000.00 55,000.00 55,000												