LOT 130
IN OR 2064/1757
TIMBER CREEK PLANTATION #1

MILLER CHRISTOPHER T & JESSICA L
76132 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0130-0000

BUILDING CHARACTERISTICS

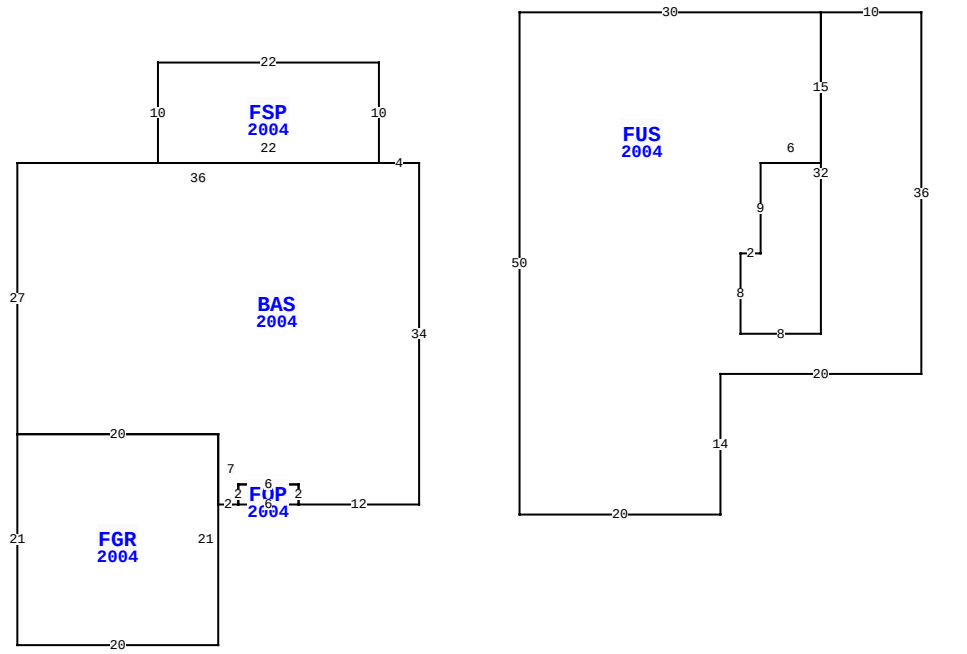
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,208	100	1,208	96,098
FGR	420	55	231	18,377
FOP	12	30	4	318
FSP	220	40	88	7,001
FUS	1,602	100	1,602	127,442
TOTALS	3,462		3,133	249,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,133	96.6000	87.18	273,135	2004	2004	0	0	0	8.75	91.25

1 SINGLE FAM – 100% - 2017 Heated Area: 2810 HX Base Yr 2017



76132 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		249,236
TOTAL MARKET OB/XF VALUE		2,969
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,205
SOH/AGL Deduction		102,351
ASSESSED VALUE		204,854
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		154,854
TOTAL JUST VALUE		307,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005343	REPAIR/RRF	15,000	04/28/2021
B0413349	NEW CONSTR	198,835	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/1757	8/10/2016	WD	Q	I	01	219,000
GRANTOR: HOWREY JOHN LANCE						
GRANTEE: MILLER CHRISTOPHER						
1848/0258	4/01/2013	WD	Q	I	02	165,000
GRANTOR: HALL JASON M & MARY E						
GRANTEE: HOWREY JOHN LANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 FSP=[YR=2004] N10 W22 S10 E22$ W36 S27
FGR=[YR=2004] S21 E20 N21 W20$ E20 S7 E2 FOP=[YR=2004] E6 N2
W6 S2$ N2 E6 S2 E12 N34$ PTR= E40 FUS=[YR=2004] N15 W30 S50
E20 N14 E20 N36 W10 S32 W8 N8 E2 N9 E6$ W40 $.

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	100	0	0	664.00	SF	5.20	5.20	100	2004	2004	3	86	2,969	

LAND DESCRIPTION

TOTAL OB/XF 2,969

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	SFR POND	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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS