

LOT 89
TIMBER CREEK PLANTATION #1
PB 6/394

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

2024

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 Floor	14	CARPET 80
Interior Floor	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	116,220
FGR	440	55	242	20,865
FOP	24	30	7	603
FUS	1,744	100	1,744	150,361
USP	300	30	90	7,760
TOTALS	3,856		3,431	295,809

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	92.21	316,373	2005	2010	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2017 Heated Area: 3092 HX Base Yr 2017											

76385 LONG LEAF LOOP, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										295,809	
TOTAL MARKET OB/XF VALUE										61,242	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										412,051	
SOH/AGL Deduction										138,392	
ASSESSED VALUE										273,659	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										223,659	
TOTAL JUST VALUE										412,051	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										392,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10311	REROOF	17,560	08/01/2023
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

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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BUILDING DIMENSIONS
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\$.