

BROGAN BRITTANY
76301 LONGLEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0099-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50

Exterior Wall17CB STUCCO 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms3100

Frame Stories Units Occupancy02WOOD FRAME 100
2.100
0100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5005.00

AREATOTAL PCTTOT SUBAREA
TYPE GROSS OF ADJ MARKET
AREA AREA BASE AREA VALUE

BAS1,4041001,404118,922

FGR4005522018,635

FOP18305423

FUS1,7211001,721145,774

USP18030544,574

TOTALS3,7233,404288,328

EXTRA FEATURES

L NOB/XF DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT ORIG YEAR YEAR Q % OB/XF NOTES
COND ON ACTUAL COND MKT VALUE

10811CONCRETE B010000671.00SF5.205.20100200520053863,001

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALADJ PRICEUNITDPTHPH% TOT UNITPRICEADJ UNITLAND OTHER LAND YEA DEN DEC FRZ YR CONSRV
CDLND UTSUTADJRPRICECONDONACTUALCONDADJPRIEPRICEVALUEAND NOTESYEARENSITYDECLFRZYRCONSRV

0100013,40497.980093.08316,844200520050009.0091.00

1 SINGLE FAM - 100% - 2021Heated Area: 3125HX Base Yr 2021

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

TOTAL OB/XF3,001

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE288,328

TOTAL MARKET OB/XF VALUE3,001

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE346,329

SOH/AGL Deduction84,988

ASSESSED VALUE261,341

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE206,341

TOTAL JUST VALUE346,329

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE333,466

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / IRSNCDSALE PRICE

2389/05038/18/2020SWUUI12212,700

GRANTOR: HARBORVIEW MORTGAGE L

GRANTEE: BROGAN BRITTANY

2339/18962/18/2020CTUUI18100

GRANTOR: CLERK OF COURT

GRANTEE: HARBORVIEW MORTGAGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 USP=[YR=2006] N10 W18 S10 E18\$ W29 S24
FGR=[YR=2005] S20 E20 N20 W20\$ E20 S20 FOP=[YR=2005] S2 E9
N2 W9\$ E21 N44\$ PTR=E15 FUS=[YR=2005] E41 S44 W14 N17 W3 S9
W4 S8 W20 N44\$ W15\$.

LAND DESCRIPTIONTOTAL OB/XF3,001

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITY DECL FRZ YR CONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE02/01/2022BY KBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS