

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

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

2024

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 Structur            | 03               | GABLE/HIP 100  |                  |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |                      |
| Interior Wall            | 05               | DRYWALL 100    |                  |                      |
| Interior Floo            | 14               | CARPET 70      |                  |                      |
| Interior Floo            | 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            | 108,564              |
| FGR                      | 593              | 55             | 326              | 28,751               |
| FOP                      | 26               | 30             | 8                | 706                  |
| FSP                      | 280              | 40             | 112              | 9,878                |
| FUS                      | 1,720            | 100            | 1,720            | 151,690              |
| PTO                      | 32               | 5              | 2                | 177                  |
|                          |                  |                |                  |                      |

| 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     | 94.83          | 322,327        | 2004 | 2009 | 0    | 0    | 0 | 7.00 | 93.00  |

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 utility areas, each labeled with a code and year. The overall dimensions of the lot are 34 feet by 59 feet. The layout is as follows:

- Basement (BAS 2004):** Located on the left side, measuring 34 feet by 20 feet.
- Living Area (FGR 2004):** Located at the bottom center, measuring 30 feet by 13 feet.
- Bedroom (FSP 2012):** Located on the right side, measuring 28 feet by 10 feet.
- Utility Room (FUS 2004):** Located at the top right, measuring 16 feet by 26 feet.
- Other Areas:** Includes a PTO (2004) area measuring 8 feet by 4 feet, and a FOP (2004) area measuring 6 feet by 4 feet.

Dimensions for other areas and walls are also provided, such as 20, 10, 28, 19, 29, 10, 20, 14, 20, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 34, 10, 20, 19, 10, 28, 20, 10, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 20, 16, 24, 36, 20, 10, 6, 8, 4, 13, 30, 10, 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| NASSAU COUNTY PROPERTY    |  |           | PAGE 1 of 1 |  | 4 |
|---------------------------|--|-----------|-------------|--|---|
| VALUATION SUMMARY         |  |           |             |  |   |
| VALUATION BY              |  |           | STANDARD    |  |   |
| Tax Group: 4              |  | Tax Dist: |             |  |   |
| BUILDING MARKET VALUE     |  |           | 299,764     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |           | 3,511       |  |   |
| TOTAL LAND VALUE - MARKET |  |           | 55,000      |  |   |
| TOTAL MARKET VALUE        |  |           | 358,275     |  |   |
| SOH/AGL Deduction         |  |           | 113,811     |  |   |
| ASSESSED VALUE            |  |           | 244,464     |  |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |           | 194,464     |  |   |
| TOTAL JUST VALUE          |  |           | 358,275     |  |   |
| NCON VALUE                |  |           | 0           |  |   |
| INCOME VALUE              |  |           |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |           | 344,907     |  |   |
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| 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 3,511                                    |            |             |         |     |   |       |    |       |                |           |         |             |
| 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 3,511                                               |          |     |                      |     |      |          |       |       |             |           |     |          |
| UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000 |          |     |                      |     |      |          |       |       |             |           |     |          |
| OTHER ADJUSTMENTS AND NOTES                                     |          |     |                      |     |      |          |       |       |             |           |     |          |
| YEAR DENSITY DECL FRZ YR CONSVR                                 |          |     |                      |     |      |          |       |       |             |           |     |          |