LOT 86
TIMBER CREEK PLANTATION #1
PB 6/394

LEE MICHAEL D
76397 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

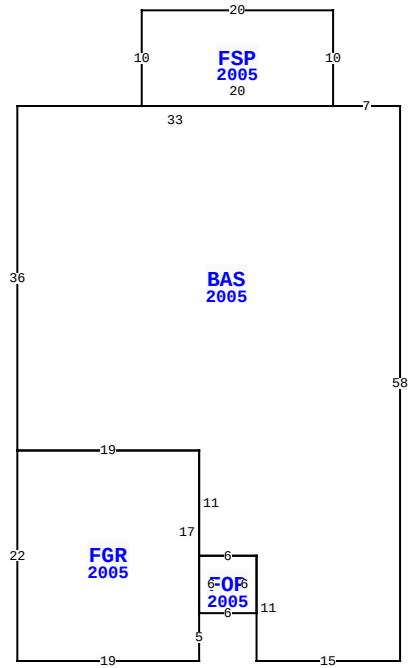
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2005	1,836	174,233
FGR	418	55	2005	230	21,827
FOP	36	30	2005	11	1,043
FSP	200	40	2005	80	7,592
TOTALS	2,490			2,157	204,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	104.8600	104.86	226,183	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1836 HX Base Yr 2024



76397 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,696
TOTAL MARKET OB/XF VALUE		4,490
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		264,186
SOH/AGL Deduction		1,649
ASSESSED VALUE		262,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,815
TOTAL JUST VALUE		264,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006801	REPAIR/RRF	11,991	05/02/2022
B15657	ADDITION	2,000	07/01/2005
R0507659	REPAIR/RRF	8,000	05/01/2005
E0515031	ELEC OTHER	1,800	05/01/2005
M0509781	H/AC	0	05/01/2005
B0515256	NEW CONSTR	136,551	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/150	5/08/2023	WD	Q	I	01	305,000
GRANTOR: PITTS BRANDON A						
GRANTEE: LEE MICHAEL D						
1725/1713	2/16/2011	QC	U	I	11	100
GRANTOR: PITTS BRANDON A & LIN						
GRANTEE: PITTS BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FSP=[YR=2005] N10 W20 S10 E20$ W33 S36
FGR=[YR=2005] S22 E19 N5 FOP=[YR=2005] E6 N6 W6 S6$ N17 W19$
E19 S11 E6 S11 E15 N58$.

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	1,028.00	SF	5.20	5.20	100	2005	2005	3	84	4,490	

LAND DESCRIPTION

TOTAL OB/XF 4,490

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS