

LOT 89
TIMBER CREEK PLANTATION #1
PB 6/394

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

2025

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 Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	2005	1,348	119,530
FGR	440	55	2005	242	21,458
FOP	24	30	2005	7	621
FUS	1,744	100	2005	1,744	154,644
USP	300	30	2006	90	7,980
TOTALS	3,856			3,431	304,233

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

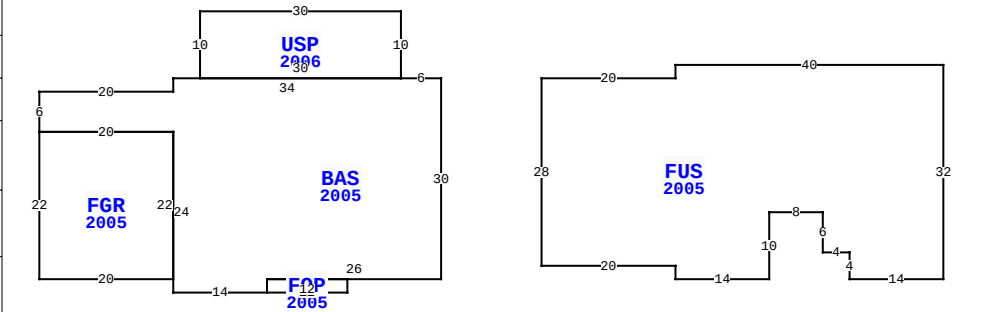
1	0811	CONCRETE B	0	100	0 0
2	0861	POOL GUNIT	0	100	0 0
3	0855	CONC PAVER	0	100	0 0
4	0810	CONCRETE A	0	100	0 0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0003

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	97.9800	97.98	336,169	2005	2005	0	0	0	9.50	90.50	

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

TOTAL OB/XF													
60,179													

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,233
TOTAL MARKET OB/XF VALUE		60,179
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		419,412
SOH/AGL Deduction		137,817
ASSESSED VALUE		281,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,873
TOTAL JUST VALUE		419,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,051

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							

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\$.							