LOT 99
TIMBER CREEK PLANTATION #1
PB 6/394

BROGAN BRITTANY
76301 LONGLEAF LOOP
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

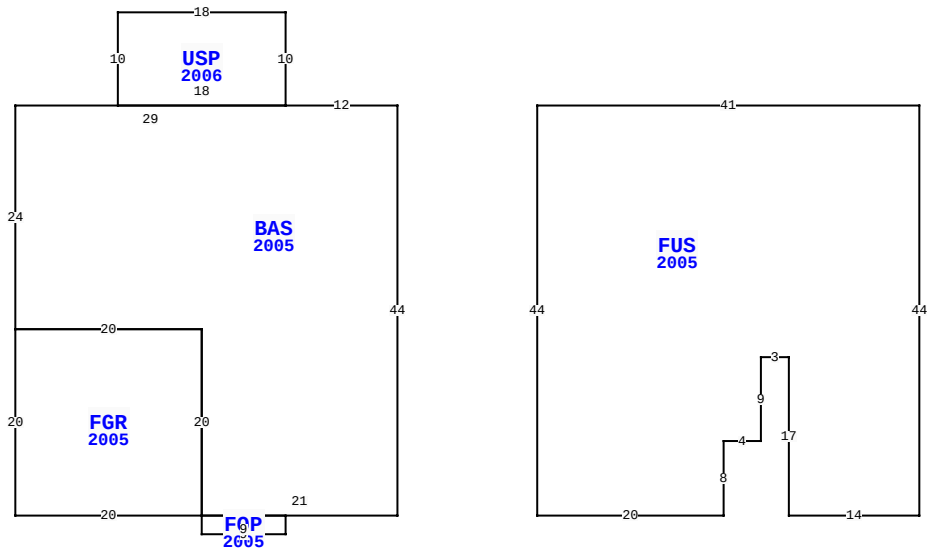
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,404	100	2005	1,404	124,495
FGR	400	55	2005	220	19,508
FOP	18	30	2005	5	443
FUS	1,721	100	2005	1,721	152,605
USP	180	30	2006	54	4,788
TOTALS	3,723			3,404	301,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,404	97.9800	97.98	333,524	2005	2005	0	0	0	9.50	90.50

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



76301 LONG LEAF LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,839
TOTAL MARKET OB/XF VALUE		2,931
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,770
SOH/AGL Deduction		90,850
ASSESSED VALUE		268,920
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		213,198
TOTAL JUST VALUE		359,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010431	REPAIR/RRF	8,690	08/09/2021
P09357	OTHER	0	04/01/2005
R07549	REPAIR/RRF	8,000	04/01/2005
B15102	NEW CONSTR	212,568	04/01/2005
B15103	ADDITION	2,000	04/01/2005
E14826	ELEC OTHER	2,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0503	8/18/2020	SW	U	I	12	212,700
GRANTOR: HARBORVIEW MORTGAGE L						
GRANTEE: BROGAN BRITTANY						
2339/1896	2/18/2020	CT	U	I	18	100
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$.

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	671.00	SF	5.20	5.20	100	2005	2005	3	84	2,931	

LAND DESCRIPTION

TOTAL OB/XF 2,931

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS