LOT 104
TIMBER CREEK PLANTATION #1
PB 6/394

DANG HUU Q
76253 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

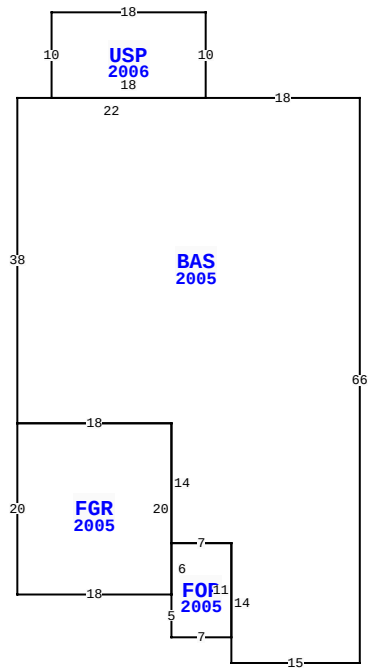
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,038	100	2005	2,038	212,282
FGR	360	55	2005	198	20,624
FOP	77	30	2005	23	2,396
USP	180	30	2006	54	5,625
TOTALS	2,655			2,313	240,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	109.0740	109.07	252,279	2005	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2038 HX Base Yr 2024



76253 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		240,926
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,206
SOH/AGL Deduction		166,659
ASSESSED VALUE		132,547
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		81,825
TOTAL JUST VALUE		299,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507121	REPAIR/RRF	8,000	02/01/2005
E0514243	ELEC OTHER	1,800	02/01/2005
M0509176	MECH OTHER	0	02/01/2005
P0508951	OTHER	0	02/01/2005
B0514418	NEW CONSTR	148,059	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/819	3/14/2025	WD	Q	I	01	385,000
GRANTOR: PHILLIPS PAUL J						
GRANTEE: DANG HUU Q						
2607/1863	12/13/2022	WD	Q	I	01	350,000
GRANTOR: HERNANDEZ PEDRO A						
GRANTEE: PHILLIPS PAUL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2006] N10 W18 S10 E18$ W22 S38
FGR=[YR=2005] S20 E18 FOP=[YR=2005] S5 E7 N11 W7 S6$ N20 W18$
E18 S14 E7 S14 E 15 N66$.

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	751.00	SF	5.20	5.20	100	2005	2005	3	84	3,280	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS